

July 2017



# NORTHWOOD POINTE NEWS

www.nwpointe.org

Professionally Managed by Keystone Pacific Property Management, LLC - 16775 Von Karman, Ste. 100, Irvine, CA 92606

## NORTHWOOD POINTE PRESENTS CONCERTS IN THE PARK

Please mark your calendars to attend Northwood Pointe's Concerts in the Park series, where two great bands are scheduled to perform at the Meadowood Park on July 22nd and August 19th from 6:00 P.M. – 8:00 P.M.

**HOTEL CALIFORNIA – SATURDAY, JULY 22nd**  
**PAPA DOO RUN RUN – SATURDAY, AUGUST 19th**

Bring your beach chairs, blankets and snacks, and come out and join your Northwood Pointe neighbors for music under the stars!



### JULY 4TH FIREWORK INFORMATION

The Orange County Fire Authority (OCFA) wants to remind everyone that the sale, discharge or possession of fireworks is illegal in most areas of Orange County, which includes the City of Irvine.

**President:** Jan Northcutt  
**Vice-President:** Bob King  
**Secretary:** Dave Petka  
**Treasurer:** Lata Jobanputra  
**Member-at-Large:** Melody Alvarado

#### NEXT BOARD MEETING:

**Monday, July 10, 2017**

6:00 P.M.

Keystone Pacific Property  
Management, LLC

16775 Von Karman, Suite 100  
Irvine, CA 92606

*The final agenda will be posted at the Meadowood pool bulletin board. You may also obtain a copy of the agenda by contacting Management at 949-838-3248.*

#### IMPORTANT NUMBERS:

##### ASSOCIATION MANAGER:

**Teresa Duhoux**

Phone: 949-838-3248

tduhoux@keystonepacific.com

**Emergency After Hours: 949-833-2600**

Fax: 949-833-0919

##### COMMON AREA ISSUES:

**Connie Needham**

Phone: 949-430-5804

cneedham@keystonepacific.com

##### BILLING QUESTIONS/ ADDRESS CHANGES/ WEBSITE LOGIN:

Phone: 949-833-2600

customercare@keystonepacific.com

##### ARCHITECTURAL SUBMITTALS:

architectural@keystonepacific.com

##### INSURANCE BROKER:

Armstrong/Robitaille/Riegle

830 Roosevelt, Suite 200

Irvine, CA 92620

(949) 487-6131

**POOL KEYS:** \$50.00 check payable to Northwood Pointe Maintenance Association, contact Connie Needham at 949-430-5804

## July 2017 REMINDERS

Keystone Pacific Closed in Observance Independence Day -  
Tuesday, July 4th

For after-hours association maintenance issues, please call  
949-833-2600 to be connected with the emergency service line.  
Please call 9-1-1 for life-threatening emergencies.

**Monday, July 10, 2017 - Board Meeting @ 6:00 P.M.**

Location: Keystone Pacific Property Management, LLC  
16775 Von Karman, Suite 100  
Irvine, CA 92606



### A MEMBERS RIGHT TO PRIVACY

California Civil Code allows a member to request to be removed from the membership list to prevent release of their private contact information to a member requesting the membership list. In order to opt-out of the membership list, you must notify the Association **in writing**. If you choose to opt-out of sharing your name, property address, email address and mailing address under the membership list, the opt-out designation shall remain in effect until changed by you, by **written** notification to management. If you wish to opt-out, please complete the Opt-Out Form on our website at: <http://www.kppm.com/forms/opt-out.php>.

## COMMUNITY REMINDERS

### NORTHWOOD POINTE POOL

Please do your part to help keep the Meadowood Pool in tip-top shape this summer season. When using the pool facilities, we ask that you treat the pool area, furniture and restrooms like you do your own homes. We thank you for your anticipated cooperation.

### BARBECUE AREA

BBQ grills and picnic table areas may not be reserved and are for use on a first-come, first-served basis. Please keep this in mind and exercise courtesy in using the BBQs by cleaning the grills after use, and being mindful not to monopolize the grills so that others waiting may also use the BBQs. Also, do not set up at the picnic tables all day so that these can be available for others to use them, as needed.

### POOL AREA WI-FI

If you experience any difficulties accessing the Wi-Fi while you are at the pool area, please call Cox's 24 hour Customer Service line at 1-877-897-2159 for assistance.

### SUMMER POOL USE CALENDAR

The summer use calendar is posted at the pool's bulletin board which includes the swim meet schedule for July and August.

### LIFEGUARD SCHEDULE WITH SAFE SWIM

Lifeguards service for the month of July is as follows: Lifeguards will be present daily in July from 11:00 A.M. to 7:00 P.M. The lifeguards should not be considered in lieu of proper parental supervision. All persons younger than 14 years old must be accompanied and supervised by an individual 18 years or older in the pool area. As a convenience for residents, Safe Swim also offers swim lessons to residents.

*The lifeguard schedule is subject to change without notice.*

## NORTHWOOD POINTE POOL RULES

*Effective February 15, 2006*



### **HOURS**

Sunday - Thursday 6:00 A.M. to 10:00 P.M.  
Friday & Saturday 6:00 A.M. to 10:30 P.M.

### **RESERVATIONS**

Individual homeowners may not reserve pool facilities for exclusive use.

### **POOL MANAGER**

Any problems should be reported immediately to Keystone Pacific Property Management, LLC, at (949) 833-2600.

### **GENERAL RULES**

1. Persons under the age of 14 may not use the pool unless accompanied and supervised by a person 18 years or older. Use the pool at your own risk. The Association assumes no responsibility for any accident or injury in connection with such use or for any loss or damage to personal property.
2. Pool Furniture may not be removed from the pool area for any reason at any time, including for use at the park.
3. Guests may make use of the swimming pool/wading pool only when accompanied by the resident host.
4. All swimmers must shower before entering the pool and must wear a bathing suit (no ragged-edged garments are allowed). Showers are only for persons using the facilities and not for individual personal hygiene not related to use of the facility.
5. For health reasons, persons with bladder control or incontinence issues are required to wear leak-proof swimming attire in the pool (including "swim diapers" for diaper-age persons).
6. Persons with contagious maladies or persons with open sores will not be permitted to use the swimming pool/wading pool.
7. For shoulder length hair or longer, it is recommended that hair be tied back, braided or a cap worn (hair clogs the drains).
8. No running or "horse play" on the pool deck.
9. No "horse play" in the swimming pool/wading pool.
10. No ball/Frisbee or object throwing.
11. No gum in the pool area.
12. No skateboards, bicycles/tricycles/skates/roller blades inside the fenced area.
13. No glass bottles or other glass containers/objects inside the fenced area.
14. No pets inside the fenced area.
15. No unduly loud or disturbing noise inside the fenced area.
16. No radios/playback sound devices without headsets inside the fenced area.
17. No diving from benches, tables or other facility structures inside the fenced area.
18. No rafts, inflatable objects, or diving rings during busy periods. The lifeguard determines busy periods. Lifejackets are always allowed.
19. No "boogie boards", body boards or surf boards.
20. No smoking.
21. No alcoholic beverages.
22. No pool furniture in the pool.
23. Anyone urinating or defecating in the pool is subject to immediate removal from the pool and pool area and the imposition of appropriate penalties, which may include charging residents with all costs associated with the draining and cleaning of pool.
24. Residents are also subject to fines for such actions by themselves or their guests.

## ARCHITECTURAL GUIDELINES FOR NORTHWOOD POINTE

If you are considering exterior improvements to your home, please keep in mind that you must submit for architectural approval prior to commencing work. The review process allows 30 days for review of your submittal from the time of receipt of a completed application. Incomplete applications will be sent back for re-submittal and will not be considered. Due to the volume of submittals, Management cannot expedite the review of any applications; applications will be processed in the order in which the applications are received. If you would like to view the guidelines and application, please visit the Association's website at: [www.nwpointe.org](http://www.nwpointe.org) to download the material or email [tduhoux@keystonepacific.com](mailto:tduhoux@keystonepacific.com) to request a copy.

## LOCAL RESIDENT OWNED BUSINESSES

Are you a Northwood Pointe resident who owns your own business looking to get word out to your neighbors? Have you considered placing an add in our newsletter? The nominal ad fees are as follows:

\$10.00 business card-sized ad

\$20.00 quarter page ad

\$40.00 half page ad

\$80.00 full page ad

Additionally, if you purchase a full twelve months worth of ad space in advance, you only pay for 10 months and get two months free (i.e. \$100.00 vs. \$120.00 for a business card-sized ad). The newsletter ads are a courtesy available only to Northwood Pointe residents. Our monthly newsletter is distributed to all our 1,930 residences. Offsite owners also receive the newsletters. If you are submitting a new ad, the non-refundable fee must be paid in advance. Please make your check payable to Northwood Pointe Maintenance Association. All ads must be submitted via e-mail in a .jpeg, .gif or word file to Teresa at [tduhoux@keystonepacific.com](mailto:tduhoux@keystonepacific.com). Ad space is based on available space.

**Kaylyn Zhu/朱俣依, 在您身旁的房产经纪**

**帮您租房! 买房! 卖房!**

**电话 / Cell: 949-838-7451**

**微信/wechat: 656801217**

加我微信, 创建

北木家庭微信组

**Northwood Family Group Chat**

**I live right here in Northwood**

**Buy? Sell? Lease?**

**I pick up phone right away and I am only 5 minutes away!**

**International Home Realty**  
16485 Laguna Canyon Rd ste160  
Irvine, CA, 92618  
Bre#:01971500



# NEW PORTAL LAUNCHING



[WWW.KPPMCONNECTION.COM](http://WWW.KPPMCONNECTION.COM)

At Keystone Pacific, we are constantly striving to provide our clients the highest level of customer service and a superior management experience. In July, we will modernize the look of our portal to enable new exciting features within the next year. The new portal may look different, but it retains all of the features you currently use. The launch of our new look is just the first step in offering you the best-in-class tools so that you can manage your account in a way that suits your busy life. Stay tuned for more updates on exciting new features.

## USE ON ALL DEVICES

Our new website will be available on all devices; including desktops, tablets and smart phones.



## LOGIN INFORMATION

Please log in to [www.kppmconnection.com](http://www.kppmconnection.com) using your email address and password. If you have not registered, please have your billing statement available to enter in the required information.



## NEED ASSISTANCE?

STARTING JULY 15TH  
Extended Customer Service Hours  
9:00 AM to 9:00 PM  
Customer Care: (949) 833-2600 or  
[customercare@keystonepacific.com](mailto:customercare@keystonepacific.com)

