

August 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 2nd Concerts in the Park series this summer, where Papa Doo Run Run will be performing at the Meadowood Park on August 19th, from 6:00 P.M. – 8:00 P.M.

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 10, 2017 BOARD MEETING HIGHLIGHTS

- May 8, 2017 General Session Meeting minutes were approved
- April 30, 2017 and May 31, 2017 Financial Statements were accepted
- 2016/2017 Draft Audit was approved
- Jumbrella Canvases were approved
- Sim's Tree Health Specialists proposal was approved
- Merrill Lynch CD Investment was approved
- Concrete Hazard Solutions proposal was approved
- Brooker & Associates proposal was approved to paint the Trellises
- Delinquency Report - Liens Placed
- Next Meeting Date – September 11, 2017

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

NEXT BOARD MEETING:

Monday, September 11, 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

August 2017 REMINDERS

- 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, September 11, 2017 - Board Meeting @ 6:00 P.M.
Keystone Pacific Property Management, LLC
16775 Von Karman Avenue, Suite 100
Irvine, CA 92600

FIRST DAY OF IUSD CLASSES – AUGUST 24TH



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: www.keystonepacific.com

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.

LARGE UMBRELLA USAGE

The large shade umbrellas at the pool area may only be raised with a key and are purposely left closed if foul weather conditions (e.g. winds or rain) are anticipated to avoid costly damage to the canvases at the discretion of the janitorial service and the lifeguards on duty. Please do not attempt to force the umbrellas open as this will cost the Association to have them repaired.

KEYS FOR THE MEADOWOOD POOL

A key is required for entry into the pool area. Please do not let anyone without a pool key into the pool area. The lifeguards may perform random pool key/residency checks at their discretion. Please obey the directions of the lifeguards who are there to help ensure that everyone has a safe and enjoyable time at the pool area. Your cooperation is greatly appreciated. However, for your convenience, the pool area restroom doors are kept unlocked during pool hours. Please do not prop the doors open.

LIFEGUARD SCHEDULE WITH SAFE SWIM

Lifeguards service for the month of August is as follows: Starting June 9th, the lifeguards will be present daily through September 3rd, 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 to download the material or email 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. 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

