



September 2017

NORTHWOOD POINTE NEWS

www.nwpointe.org

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

CONCERTS IN THE PARK

The Concerts in the Park series was held on July 22nd and August 19th, at the Meadowood Park lawn area. The two concerts were a tremendous success and a good time was had by all.

A big "thank you" to social committee member **Susan Dickerson**, for coordinating the event once again this year!



COMMUNITY UPDATES

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.

LARGE UMBRELLA USAGE—The large shade umbrellas at the pool area only may 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 —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.

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

September 2017 REMINDERS

- Keystone Pacific Closed in Observance of Labor Day - Monday, September 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, September 11, 2017 - Board Meeting @ 6:00 P.M.
Keystone Pacific Property Management, LLC
16775 Von Karman Avenue, Suite 100



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: <https://www.kppm.com/opt-out/>

WHY DO WE NEED RESERVES?

Equipment and major components (like the wrought iron and pool) must be refurbished or replaced from time to time, regardless of whether we plan for the expense. Associations prefer to plan and set the funds aside now. Reserve funds aren't an extra expense – they just spread out expenses more evenly. There are other important reasons we put association money into reserves every month:

1. Reserve funds meet legal, fiduciary, and professional requirements. A replacement fund may be required by any secondary mortgage market in which the association participates (e.g., Fannie Mae, Freddie Mac, FHA, VA) or state statutes, regulations, and court decisions, or by the community's governing documents.
2. Reserve funds minimize the need for special assessments or borrowing. For most association members this is the most important reason.
3. Reserve funds enhance resale values. Lenders and real estate agents are aware of the ramifications for new buyers if the reserves are inadequate. Many states require associations to disclose the amounts in their reserve funds to prospective purchasers.

So how does the Board of Directors keep track of all the reserve items? Each year the Association hires a 3rd party reserve specialist company to create a report of all the major components in the community that includes the age of each item, the estimated life of the item, the estimated remaining life of the item and the amount of money needed to replace the item when its life expectancy runs out and the amount of money that should have already been set aside for that item in order to keep pace with its life expectancy. The report is updated every year and a physical inspection of the property by the 3rd party service is required every three years per California law. The summary of the report totals the estimated amount of reserve funds needed that year in order to keep annual savings on track for the anticipated future replacement of reserve components. That annual funds requirement is then broken down to the amount each home must contribute each month. The annual fund requirement and the per home per month figures are then incorporated into the annual budget created for the Association each year.

BACK TO SCHOOL

As a reminder, school is back in session. Please be cautious and drive slowly when driving through the community, especially at the designated crosswalks along Arborwood, Yale, Canyonwood, Meadowood and Citrusglen.

COYOTE INFORMATION

Irvine officials urge residents to learn the steps they should take to live safely near open space areas and wildlife. Residents need to take steps to protect their children and small pets at all times, even in their own back yards, their front yards, and at local parks.

- Residents should never leave water or food out for wildlife.
- Never feed or attempt to tame coyotes. The result may be deadly conflicts with pets, or serious injuries to small children.
- Do not leave small children or pets outside unattended.
- Install motion-sensitive lighting around the house.
- Trim ground-level shrubbery to reduce hiding places.
- Be aware that coyotes are more active in the spring, when feeding and protecting their young.
- If followed by a coyote, make loud noises. If this fails, throw rocks in the animal's direction.
- If a coyote attacks a person, immediately contact the nearest Department of Fish and Game or law enforcement office.

LIFEGUARD SCHEDULE WITH SAFE SWIM**

SEPTEMBER	1, 2, 3, 4, (Labor Day), 5-8*, 9, 10, 11-15*, 16, 17, 18-22*, 23, 24, 25-29*, 30
OCTOBER	1, 2-6*, 7, 8, 9-13*, 14, 15, 16-20*, 21, 22, 23-27*, 28, 29

* Lifeguard hours 3:00 p.m. – 7:00 p.m. during the week.

Lifeguard hours are from 11:00 A.M. to 7:00 P.M. on the dates indicated above through September and from 10:00 A.M. to 6:00 P.M. on the dates indicated above for October, unless indicated otherwise.**

Your help is needed to make sure all pool rules are followed.

All persons younger than 14 years old must be accompanied and supervised by an individual 18 years or older in the pool area.

** These dates and times are subject to change without notice.

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NEWSLETTER NOTIFICATIONS

If you would like to sign up to receive your newsletters, notifications of billing statement availability, and periodic community updates via email, please log on to the Association's website at www.nwpointe.org to sign up today. If you have any difficulties and require assistance, please contact Keystone Pacific's Customer Care at 949-833-2600.

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/朱俁依, 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!

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