



November 2017

# NORTHWOOD POINTE

www.nwpointe.org

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

## POOL RENOVATIONS IN NOVEMBER

As you know, last November the Meadowood pool, underwent a massive pool renovation. This year, the pool will undergo some minor repairs which will require the pool to be closed between Thanksgiving and Christmas. Mastic will be installed on the expansion joints of the pool deck and new filters will be installed in the pump room. Please make sure to check the Northwood Pointe website for pool closure information in mid- November.

## RECENT BURGLARIES WITHIN THE COMMUNITY

Many of you may be aware that burglaries transpired within the Northwood Pointe community in October. Below are some tips to curtail theft of unwanted burglars:

- ◆ Lock all windows and doors at all times.
- ◆ If you will be receiving packages, schedule it with USPS ahead of time to prevent them from being delivered if you are not at home.
- ◆ Store jewelry and valuables at your safety deposit box.
- ◆ Install security cameras if possible.
- ◆ Install motion detectors.
- ◆ Be wary of solicitors – ask for identification when answering the door.
- ◆ Advise your neighbors if you are going on vacation and ask them to watch your house and retrieve the mail.
- ◆ If you are out of town, leave a car in the driveway so that it appears that someone is home.



## IT'S TIME TO FALL BACK ON NOVEMBER 5, 2017

Ever feel like there is not enough hours in a day? After months of daylight savings time, we will gain an hour or so it may momentarily seem, as we set our clocks back one hour on November 5th. Although cell phones usually update automatically, most clocks may require manual adjusting. Avoid being the first person at your upcoming party, do not skip a beat in your routine and remember to set your clock back one hour.

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

### NEXT BOARD MEETING:

**Monday, November 13, 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/Robitalle/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

## November 2017 REMINDERS

- Keystone Pacific Closed in Observance of Thanksgiving - Thursday, November 23rd & Friday, November 24th
- 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, November 13, 2017 – Board Meeting @ 6:00 P.M.  
Location: Keystone Pacific Property Management, LLC  
16775 Von Karman, Suite 100  
Irvine, CA 92606



### SIGN UP FOR COMMUNITY E-NEWS

Sign up to receive news and updates pertaining to our community association via email.

To sign up, log into the KPPM Connection at [www.kppmconnection.com](http://www.kppmconnection.com), then select the *Change Notification Settings* under *My Profile*. From there, select the *Community Association Updates* checkbox and press Save.

### SANTA ANA WINDS

This is the time of the year that we experience Santa Ana winds. As anyone who has lived in Southern California can attest, these winds can be quite powerful and when you add in our location, the power of these winds pose a significant threat to people or property. With this information in mind, the Board would like to remind everyone that all trees planted in your front yard, side yard and backyard need to be trimmed away from the homes. Please remove all dead branches and make sure that trees are not top heavy, to prevent them from falling over.

### SWIM LESSONS CONDUCTED AT THE NORTHWOOD POINTE POOL

Please be advised that swim lessons conducted at the Northwood Pointe pool must be for residents only and may use no more than two (2) lanes to allow lap swimmers to swim. If lane lines are being used by swimmers, please conduct lessons in the main body of the pool. If you have any questions, please contact Teresa at [tduhoux@keystonepacific.com](mailto:tduhoux@keystonepacific.com) or (949) 838-3248.

### PLEASE BE RESPONSIBLE WITH YOUR PET

Homeowners with pets must pick up all pet waste from common areas and/or other homeowners' lots immediately. Also, when letting pets outside of the confines of your home, you must have your pet leashed and controlled by someone capable of restraining the animal.

### SIGN UP FOR THE ACH PROGRAM

Save time and money and never miss a payment again! Sign up to have your assessment payments automatically debited from your checking or savings account. Please call Customer Care at 949-833-2600 or send an e-mail to [customercare@keystonepacific.com](mailto:customercare@keystonepacific.com) to request an ACH application.

### 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>.

## 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.

*The Northwood Pointe Maintenance Association assumes no liability for and does not endorse the advertised services, goods, or events.*

# PLACE YOUR AD HERE

**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!**

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

