



December 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 POOL CLOSURE

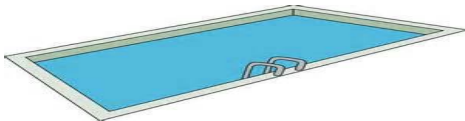
The Northwood Pointe pool closed on November 22, 2017 for renovations and will tentatively re-open by December 25, 2017, weather permitting. The pool will undergo some minor repairs which will require the pool to be closed between Thanksgiving and Christmas. Mastic will be installed on the expansion 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- December.

WE APOLOGIZE FOR THE INCONVENIENCE

Additionally, William Woollett Jr. Aquatics Center, located on Culver in Irvine, has open swim times which are listed below. Each open swim session is \$4.00, \$2.00 for seniors and children.

Daily Open Swim Hours:

6:00 am – 8:00 am 10:00 am – 2:00 pm 6:00 pm – 8:00 pm



November 13, 2017 BOARD MEETING HIGHLIGHTS

- September 11, 2017 General Session Meeting minutes were approved
- August 31, 2017 and September 30, 2017 Financial Statements were accepted
- Delinquency Report - Liens Placed
- Set Record Date & Appoint Inspectors of Election for the April 2018 Annual Meeting
- 2017/2018 Audit/Tax Proposal was approved
- 2018 Lifeguard Schedule & Contract was approved
- Insurance Renewal was approved
- 2017/2018 Proposed Budget and Reserve Maintenance Disclosure was approved
- Next Meeting Date – January 8, 2018

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

NEXT BOARD MEETING:

Monday, January 8, 2018

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:

Phone: 949-430-5804

BILLING QUESTIONS/ ADDRESS CHANGES/WEBSITE LOGIN:

Phone: 949-833-2600
customer@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. Please call 949-430-5804.



December 2017 REMINDERS

- Keystone Pacific Closed in Observance of the Holiday Season -
 - * Christmas Day - Monday, December 25th
 - * Christmas - Tuesday, December 26th



- 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, January 8, 2018— Board Meeting @ 6:00 P.M.
Location: Keystone Pacific Property Management, LLC
16775 Von Karman, Suite 100
Irvine, CA 92606



WISHING YOU A HAPPY & SAFE HOLIDAY SEASON



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, then select the *Change Notification Settings* under *My Profile*. From there, select the *Community Association Updates* checkbox and press Save.



WINTER WONDERLAND 2017

On Sunday, December 3rd from 3:00 pm – 7:00 pm, come and celebrate winter as 'snow' falls over the Irvine Civic Center and the community gathers for games, crafts, music, hot chocolate, entertainment and food. At 5:00 pm, there will be a festive tree-lighting that includes "snow" falling over the piazza. Admission is free; registration is not required. For more information, call 949-724-6606.

HOME FOR THE HOLIDAYS PET ADOPTION

On Sunday, December 10th from 10:00 am – 2:00 pm, the Irvine Animal Care Center, *Home for the Holidays* Pet Adoption Fair features more than 600 dogs, cats and rabbits available for adoption, along with pet-related vendors, a silent auction, raffle prizes, Ask-A-Vet and Ask-A-Trainer booths plus much more. The suggested donation is \$2.00 per person and \$5.00 per family; parking is free.

DECORATE SMARTER TO SAVE ENERGY

Festive lights have become one of the staples of the holiday season; however, the energy it takes to power these little lights can cause you to lose your holiday cheer when the electric bill arrives in January. Consider making the transition this year to light-emitting diode (LED) holiday lights. These lights are 80 percent - 90 percent more efficient than traditional lights. LEDs are shatterproof, shock resistant, and cool to the touch. Not only can they save you substantial cash, but these lights are safer for your family and can help prevent the risk of fire.

Avoid the hassle of turning your lights on and off manually by setting an automatic timer. You can customize the settings on your timer to shut off overnight and during the daytime so the lights are only on when you and your family are home to enjoy them.

CHRISTMAS TREE RECYCLING

Waste Management of Orange County will be collecting and recycling Christmas trees, for the first three weeks following Christmas, on your regular collection day. Trees taller than six feet in height, must be cut in half. Please remember to remove all decoration including tinsel, lights, ornaments and tree stands. Flocked trees will be collected but cannot be recycled.

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.

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





Northwood Pointe Maintenance Association
Owner Notice Disclosure (Civil Code section 4041)

California law requires Owners in a community association to provide the following information to the association on an annual basis. Please complete and return this form to Keystone Pacific Property Management, LLC at the address shown below or send the completed form to forms@keystonepacific.com no later than January 31st.

Owner Name: _____

Property Address: _____

*ITEMS 1-6 NEED TO BE COMPLETED. IF NOT APPLICABLE, PLEASE INDICATE N/A

1. Address or Addresses to which notices from the association are to be delivered:

2. Any alternate or secondary address to which notices from the association are to be delivered:

3. The name and address of your legal representative, if any, including any person with power of attorney or other person who can be contacted in the event of your extended absence from your property:

4. Your property is (please check one): Owner occupied Rented out

If your property is rented out, please provide the following information:

Name of Tenant(s): _____

Phone Number: _____

Email Address: _____

5. Is your property developed but vacant (please check one)? Yes No

6. Is your property undeveloped land? Yes No

Please return this form to:
Northwood Pointe Maintenance Association
c/o Keystone Pacific Property Management, LLC
16775 Von Karman Ave, Suite 100
Irvine, CA 92606