

June 2018

NORTHWOOD POINTE

www.nwpointe.org



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

COMMUNITY UPDATES

- ◆ **Pool Use Calendar** – The Summer Pool Use Calendar (which includes the Flash Swim Team practice and meet schedule) is posted in the pool area bulletin board.
- ◆ **Pool 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.
- ◆ **Landscape** – The annual mulching of the Northwood Pointe common area will take place next month. Additionally, the color at the entry monuments will be changed out towards the end of the month to reflect the upcoming 4th of July holiday and summer.
- ◆ **Architectural Modifications** – If you are considering trying to take advantage of the warm weather to complete exterior improvements, please be sure to keep in mind that you must submit for architectural approval prior to commencing work. The summer tends to be primetime for doing work and for submittals. 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.
- ◆ **Maintenance Requests** – As a reminder, although we are happy to help facilitate any maintenance requests with the City or your respective sub-association, the Northwood Pointe Master Association does not maintain Meadowood Park, Citrus Glen Park, or any landscaped areas at the entrances to the individual neighborhoods or inside of the individual neighborhoods.

MAY 14, 2018 BOARD MEETING HIGHLIGHTS

- ◆ March 12, 2018 General Session Meeting Minutes, April 9, 2018 Annual meeting of the Districts and the April 10, 2018 Annual Meeting of the Delegates were approved
- ◆ February 28, 2018 and March 31, 2018 Financial Statements were accepted
- ◆ The Board of Directors appointed officers
- ◆ Ratification of the Executive Committee Report
- ◆ Personal Touch Spring Cleaning Proposal was approved
- ◆ Villa Park Landscape Proposals were approved
- ◆ Aquapure Pool Proposals were approved
- ◆ Next Meeting: July 9, 2018

BOARD MEMBERS:

Bob King
Dave Petka
Lata Jobanputra
Melody Alvarado
Mark Mortensen

NEXT BOARD MEETING:

Monday, July 9, 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:

Shifa Ahmed
Phone: 949-430-5860
sahmed@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. Please call Shifa @ 949-430-5860 or email: sahmed@keystonepacific.com

June 2018 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.

Sunday, June 17th—Father's Day



Monday, July 9, 2018— 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>.

KEYSTONE PACIFIC NEWS:

Keystone Pacific is excited to announce that we have completed the upgrade to our customer portal and online account management software to enhance your ability to manage your account online, effective April 2, 2018. **Using the new portal, homeowners can sign-up for recurring ACH (Automatic Clearing House), view new violations, track submitted work orders and manage electronic community notifications.**

- ◇ If you pay via Keystone Pacific Recurring ACH (Automatic Clearing House) your account will be upgraded automatically and you don't need to do anything.
- ◇ If you pay by check or autopay through your personal bank, **please complete the steps below** to ensure your payment is submitted on-time:

UPDATE YOUR HOA ACCOUNT NUMBER:

- ◇ Your 10 digit HOA account number is **located in the top blue section** of your billing statement under "**Account ID**". If you are unable to locate the account number, please contact your Community Manager and they will be happy to assist you with providing you with the current account number. If you pay by autopay through your bank, please update your bank records to reflect this new account number. If you pay by sending a check through the mail, please include your new account number on any checks or correspondence to your HOA.

UPDATE YOUR PAYMENT ADDRESS:

- ◇ If you pay by autopay through your bank, please update your bank records to reflect the new payment address.
- ◇ If you pay by sending a check through the mail, please address all envelopes to the new payment address below:

New Payment Address:

File 1958
1801 W. Olympic Blvd
Pasadena, CA 91199-1958

MANAGE ONLINE PAYMENTS:

You are still able to make on-time ACH payments through www.kppmconnection.com. In addition, starting April 2nd, Keystone Pacific is excited to introduce recurring online ACH payments. Please visit www.kppmconnection.com to access your online payment account. You may still access your account using your current email address and password. If you have not registered for The KPPM Connection, please have your new account number readily available.

POOL RULES

Effective April 1, 2018



Hours

Sunday - Thursday 6:00 P.M. to 10:00 P.M.
Friday & Saturday 6:00 P.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. 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).
5. Persons with contagious maladies or persons with open sores will not be permitted to use the swimming pool/wading pool.
6. For shoulder length hair or longer, it is recommended that hair be tied back, braided or a cap worn (hair clogs the drains).
7. No running or "horse play" on the pool deck.
8. No "horse play" in the swimming pool/wading pool.
9. No ball/Frisbee or object throwing.
10. No water guns allowed in pool or pool area.
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. Smoking is prohibited.
21. Alcoholic beverages are prohibited.
22. Food and drink is prohibited in the pool and wader.
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. Residents are also subject to fines for such actions by themselves or their guests.
24. Swim instruction is for the Northwood Pointe residents only.

POOL RULES CONTINUED

25. Two (2) designated lanes are provided for lap swimming only and not for lounging or playing. Lane lines are not to be hung on.
26. Barbecues and picnic benches are available on a first come first serve basis at all times and may not be reserved.
27. Any damage to equipment or furnishings must be reported promptly. Members responsible for the damage will be required to reimburse the association for losses related to the damage.
28. The "buddy system" is recommended to be used by all swimmers at all times. For safety reasons, no one should swim alone.
29. For safety reasons, all gates must remain closed and locked at all times.
30. Each household may bring up to 15 guests. Any party seen with guests over the 15 person limit allowed will be requested to leave the pool area. Residents may call Nordic Security to take action at (714) 751-0347.
31. Any resident or resident's guest who jumps over the fence to gain entry to the recreational facility will be required to leave the facility for the day. If this conduct occurs a second time, the person will be asked to leave the facility for the day and a letter will be sent to the homeowner. Non-resident violators will be reported to the police as trespassers.
32. Violation of these rules may result in disciplinary action, including without limitation the suspension of pool privileges and fines.

COMMITTEE VOLUNTEERS WANTED

Northwood Pointe Maintenance Association is looking for homeowners who are passionate about forming a committee to benefit other Northwood Pointe homeowners. If you are interested in being involved with social events or forming a new committee, please email your property manager, Teresa Duhoux at tduhoux@keystonepacific.com.

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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16485 Laguna Canyon Rd ste160
Irvine, CA, 92618
Bre#:01971500

