

January 2018

# NORTHWOOD POINTE NEWS

www.nwpointe.org

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



## ASSOCIATION DOLLARS SPENT IN 2017

It's been a very busy year! Northwood Pointe underwent several renovations in 2017. Have you taken a look at the upgrades the Association did to keep the community looking beautiful? Below is the list of projects of where a portion of your association dues were spent this year:

- Landscape renovations in the common areas.
- Tree trimming throughout the community.
- Mastic installed on the pool deck.
- Six (6) new sand filters in the pump room.
- Painting of beams on the pergolas at Culver/Meadowood and Portola and Yale.

## NORTHWOOD POINTE POOL NOW OPEN

The Northwood Pointe Board of Directors is pleased to announce the re-opening of the Meadowood Pool! Mastic was installed in the expansion joints of the pool deck and all new filters were replaced in the pump room. Please feel free to stop by and take a look!

A big "Thank you" to all for your patience during the renovation.



## 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.

**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:

**Nathalie Cantuna**

Phone: 949-838-3261

ncantuna@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 Nathalie @ 949-838-3261.

## January 2018 REMINDERS

Keystone Pacific Closed in Observance of New Year's - Monday, January 1st



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

### SIGN UP FOR COMMUNITY E-NEWS

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

To sign up, please register from the "Account Notifications" page once you have logged into The KPPM Connection at

[www.kppmconnection.com](http://www.kppmconnection.com).

### 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 [customer care@keystonepacific.com](mailto:customer care@keystonepacific.com) to request an ACH application.

## NORTHWOOD POINTE FLASH SWIM TEAM UPCOMING SEASON 2018 - LOOKING FOR SWIMMERS

Families interested in joining the Northwood Pointe Flash Swim Team this summer should contact the team's Registrar, Peggy Bui Odom at: [NWPFlashRegistrar@gmail.com](mailto:NWPFlashRegistrar@gmail.com) no later than March 1, 2018 to be included in the lottery. Please include the following information: (1) children's names, genders, and ages as of June 1, 2018; (2) your home address, and (3) the number of years at that address as of March 1, 2018. Most importantly, please include an e-mail address and phone number where you can be contacted. Swimmers entered in the lottery MUST BE residents of Northwood Pointe and MUST be able to swim the length of the pool (25 yards) unaided. The lottery will be held in the middle of March.

## UPCOMING BOARD ELECTION

There are two (2) seats up for the annual election for the Northwood Pointe Board in April, each for a two (2) year term. The members of the Board of Directors are the elected representatives of the Homeowners Association and are the only officers of the Corporation. The Board of Directors has the exclusive responsibility to supervise the property, sub-contractors, finances, CC&Rs, Rules and Regulations, and in general, make any decisions which may affect the Association and its members.

If you are interested, please complete and return the enclosed candidacy statement to Keystone Pacific Property Management, *no later than January 31, 2018 at 5:00 P.M.* For your convenience, you may also fax your candidacy statement to 949-833-0919 or e-mail Teresa at [tduhoux@keystonepacific.com](mailto:tduhoux@keystonepacific.com).

## RINGING IN THE NEW YEAR – NO DUES INCREASE!

With the Board's financial diligence this past year, Northwood Pointe is kicking off the start of the new year right by approving the 2017/2018 budget with no increase in assessments for the Northwood Pointe fiscal year which begins on April 1, 2018. The Northwood Pointe Board is pleased to officially announce that the dues are able to remain the same at \$45.00 per month for another year without sacrificing the level of service our community has continued to enjoy over the years. A copy of the budget and annual disclosures will be mailed to all owners later this month. The Board wishes each of you a happy and prosperous New Year!

## 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?**

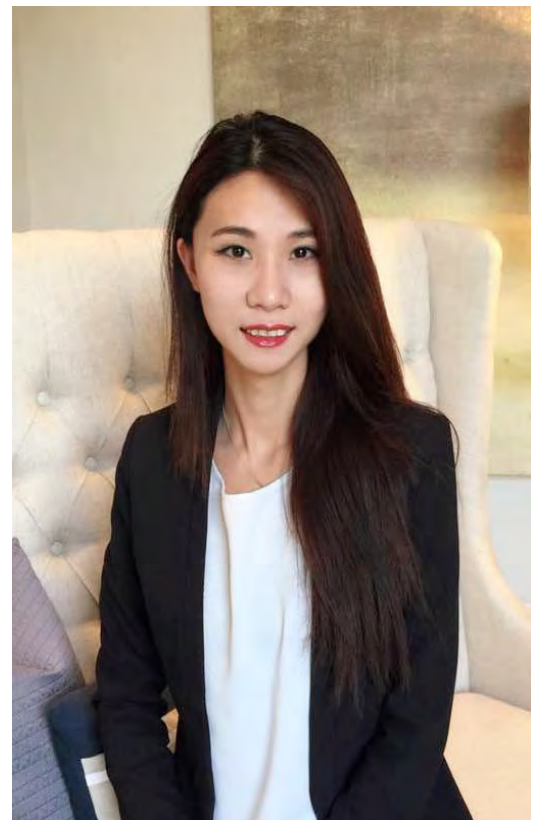
I pick up phone right away and I am only **5** minutes away!

**International Home Realty**

16485 Laguna Canyon Rd ste160

Irvine, CA, 92618

Bre#:01971500



**APPLICATION FOR CANDIDACY  
FOR THE BOARD OF DIRECTORS**

Dear Homeowner:

The Annual Election will be held in April 2018. If you are interested in serving on the Board, please complete this application and return it to KEYSTONE PACIFIC PROPERTY MANAGEMENT, LLC at the office address displayed below by **5:00 PM on Lcpwct{ '53.'4238.**

*Please type in the information requested below.*

NAME: \_\_\_\_\_

*(Please note: Be sure to complete and return verification information on page 2 of this application)*

*\*Candidacy statement needs to be kept to one page.*

WHY WOULD YOU LIKE TO SERVE AS A BOARD MEMBER?

WHAT IS YOUR BACKGROUND?

WHAT IS YOUR VISION FOR THE COMMUNITY?

WHAT WOULD YOU LIKE TO ACCOMPLISH DURING YOUR TERM OF OFFICE?

*(Per Civil Code, this form will be sent with the election materials, as submitted)*

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16775 Von Karman Avenue, Suite 100 · Irvine, CA 92606-4960  
Tel (949) 833-2600 · Fax (949) 833-0919 · www.keystonepacific.com

**APPLICATION FOR CANDIDACY  
FOR THE BOARD OF DIRECTORS**

HOMEOWNER VERIFICATION INFORMATION

NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

WORK PHONE NUMBER: \_\_\_\_\_

HOME PHONE NUMBER: \_\_\_\_\_

CELL PHONE NUMBER: \_\_\_\_\_

E-MAIL ADDRESS: \_\_\_\_\_