

July 2018

NORTHWOOD POINTE NEWS

www.nwpointe.org

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

COMMUNITY REMINDERS

NORTHWOOD POINTE POOL

Please do your part to help keep the Meadowood Pool in tip-top shape this summer season. There have been some incidents recently, which required the pool to be closed for a period of time. When using the facilities, we ask that you treat the pool area, furniture, umbrellas and restrooms like you do your own homes. We thank you for your anticipated cooperation.

BARBECUE AREA

BBQ grills and picnic table areas may not be reserved and are for use on a first-come, first-served basis. Please keep this in mind and exercise courtesy in using the BBQs by cleaning the grills after use, and being mindful not to monopolize the grills so that others waiting may also use the BBQs. Also, do not set up at the picnic tables all day so that these can be available for others to use them, as needed.

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.

SUMMER POOL USE CALENDAR

The summer use calendar is posted at the pool's bulletin board which includes the swim meet schedule for July and August.

CONCERTS IN THE PARK

Be on the lookout for information regarding the Concerts in the Park, to be held in late Summer 2018.

BOARD MEMBERS:

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

Deborah Marino

Phone: 949-838-3273

dmarino@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 Deborah @ 949-838-3273 or email:

dmarino@keystonepacific.com

July 2018 REMINDERS



Keystone Pacific Closed in Observance Independence Day -
Wednesday, July 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, July 9, 2018 – Board Meeting @ 6:00 P.M.
Location: Keystone Pacific Property Management, LLC
16775 Von Karman, Suite 100
Irvine, CA 92606



PAYMENT INFORMATION

Effective immediately, your account number and
where to send your assessment payment has
changed.

To avoid any delays in processing your assessment
payments, please update your records.
Your new 10 digit account number can be found in
your billing statement. The new payment address is:

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

If you have any questions or concerns, please call
949-833-2600.

CANYON VIEW ELEMENTARY – 6TH GRADE PROMOTION AND LUAU

On Friday, June 9th, Canyon View Elementary held a “Luau Party”, at the Northwood Pointe Pool, celebrating the promotion of the 6th graders. A fun time was had by all!! Thank you to all the committee members and volunteers who made the event such a great success.



ARCHITECTURAL GUIDELINES FOR NORTHWOOD POINTE

If you are considering to complete exterior improvements to your home, please keep in mind that you must submit for architectural approval to the Master Association, 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.

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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Irvine, CA, 92618
Bre#:01971500

