

August 2018

NORTHWOOD POINTE NEWS

www.nwpointe.org

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

COMING SOON

Please be on the lookout for information regarding the
Concerts in the Park
Summer 2018

CONCERTS IN THE PARK

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 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.

July 9, 2018 BOARD MEETING HIGHLIGHTS

- May 14, 2018 General Session Meeting minutes were approved
- April 30, 2018 and May 31, 2018 Financial Statements were accepted
- Villa Park Proposal – Tree Removals were approved
- Sim's Tree Health Specialists proposals were approved
- Merrill Lynch CD Investment was approved
- 2019/2020 Reserve Study Proposal was approved
- Architectural Schemes for Northwood Pointe were discussed
- Delinquency Report - Liens Placed
- Next Meeting Date – September 10, 2018

BOARD OF DIRECTORS:

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

NEXT BOARD MEETING:

Monday, September 10, 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

August 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.

Monday, September 10, 2018 – Board Meeting @ 6:00 P.M.
Location: Keystone Pacific Property Management, LLC
16775 Von Karman, Suite 100
Irvine, CA 92606

FIRST DAY OF IUSD CLASSES – AUGUST 23RD



PAYMENT UPDATE:

Effective April 1st, your account number and where to send your assessment payment changed. To avoid any delays in processing your assessment payments, please update your records.

Your new 10 digit account number can be found on your billing statement. The 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.

SIGN UP FOR COMMUNITY EMAIL NOTIFICATIONS

Management will send out Community wide emails from time to time. These emails may include Meeting Agendas, Social Event Notices, Survey Requests, facility maintenance notices and emergency notifications.

In order to sign up for these email notifications, you must do the following:

1. Log into the KPPM Portal at www.kppmconnection.com
 - If you have not yet registered your account, you will simply need you 10 digit account number, that appears on your assessment statement.
2. Under My Profile, click on the Change Notification Settings.
3. Click the +Add button to type in your email.
4. Select via check-box what service you want (community updates, newsletters, or statements) and press Save.



PET CLEAN UP REMINDER

Unfortunately pet waste continues to be an issue in our community. We ask that you please pick up your pet's waste each and every time. Additionally, if your pet urinates in the grass, please bring a bottle of water (this can be tap water in a refilled bottle, or cold water collected while waiting for the water to heat up) to rinse down the area. Please try and motivate your dog to use a different spot each time to lessen the impact. This will help avoid patches of damaged or dead grass, which can be unsightly and will cost the Association money to replace. Lets all work together to keep the landscape looking good for years to come!

LIFEGUARD SCHEDULE WITH SAFE SWIM

Lifeguards service for the month of August is as follows: Lifeguards will be present daily through September 3rd, from 11:00 A.M. to 7:00 P.M. The lifeguards should not be considered in lieu of proper parental supervision. All persons younger than 14 years old must be accompanied and supervised by an individual 18 years or older in the pool area. As a convenience for residents, Safe Swim also offers swim lessons to residents.

The lifeguard schedule is subject to change without notice.

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!

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

