

April 2019



NORTHWOOD POINTE NEWS

www.nwpointe.org

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

ANNUAL ELECTION OF THE MEMBERSHIP



The Annual Election of the Membership for the Board of Directors will be held on April 8, 2019. This year there are three (3) seats up for election; each for a two (2) year term. Melody Alvarado, Lata Jobanputra and Dave Petka have each declared their candidacy. At the same time, you will be asked to cast your votes on the IRS Revenue Ruling 70-604 to apply any excess funds to the reserves. Your voting materials were mailed in early March. Please be sure to cast your votes and promptly return your ballots as soon as possible! Every vote counts!

ADOPTED PAINT SCHEMES FOR NORTHWOOD

POINTE – At the March 11th Board of Directors meeting, the Board approved to adopt the paint schemes for the following sub associations: Arborcrest, Canyon View, Lanesend, Lexington, Somerton and Trailwood. Please visit the Dunn Edwards website at: https://www.dunnedwards.com/colors/archive/color-ark_pro/northwood-pointe-maintenance-association/arborcrest-ii-tract and hit the dropdown bar to select your specific sub-association for paint schemes. You may also email tduhoux@keystonepacific.com and request that a copy of the link be emailed to you.

MARCH 11, 2019 BOARD MEETING HIGHLIGHTS

- January 14, 2019 General Session Meeting Minutes were approved
- December 31, 2018 and January 31, 2019 Financial Statements were accepted
- Proposed Northwood Pointe Paint Schemes were adopted
- Personal Touch Cleaning Proposal was approved
- Storage Door Replacement Proposal was approved
- Concerts in the Park coordinator was approved
- Villa Park Landscape proposals were approved
- Flash Swim Team Practice/Meet Schedule was approved
- Next Meeting: May 13, 2019



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, May 13, 2019

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, CMCA, AMS, PCAM
Phone: 949-838-3248
tduhoux@keystonepacific.com
Emergency After Hours: 949-833-2600
Fax: 949-377-3309

COMMON AREA ISSUES:

Larissa Rounsaville
Phone: 949-838-3293
lrounsaville@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 Larissa @ 949-838-3293 or email: lrounsaville@keystonepacific.com

April 2019 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.

Friday, April 19th - Passover Begins

Sunday, April 21st - Easter

Monday, May 13, 2019 - Board Meeting @ 6:00 PM
Location: Keystone Pacific Property Management, LLC
16775 Von Karman, Suite 100
Irvine, CA 92606



CALIBER ONLINE PAYMENT FEATURE

You may make one-time ACH payments through www.kppmconnection.com. In addition, 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. We are excited for you to experience the portal and appreciate your feedback.

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.

COMMUNITY UPDATES

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.

POOL RULES – As the weather warms up, we ask that you take a few minutes to review the pool rules on pages 3 & 4 with your families and guests.

LARGE UMBRELLA USAGE – The large shade umbrellas at the pool area may only 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.

VACATION OR SHORT-TERM RENTALS IN THE CITY OF IRVINE

A vacation or short-term rental is referred to by the Irvine City Municipal Code as "Transient Occupancy," which is defined as the short-term rental of a residential unit providing living, sleeping and sanitation facilities (with or without cooking/eating facilities) for one or more persons for a period of less than thirty-one consecutive days. This type of rental is allowed in hotels, motels and similar lodging uses but NOT for residential homes. Given the advent of internet sites such as Airbnb, VRBO, etc., the incidence of short-term rental violations is on the rise. Please report these to the City of Irvine at: CodeEnforcement@cityofirvine.org or (949) 724-6430.

SWIM LESSONS CONDUCTED AT THE NORTHWOOD POINTE POOL

Please be advised that swim lessons conducted at the Northwood Pointe pool must be for **residents** only and may use no more than two (2) lanes to allow lap swimmers to swim. If lane lines are being used by swimmers, please conduct lessons in the main body of the pool. If you have any questions, please contact Teresa at tduhoux@keystonepacific.com or (949) 838-3248.

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.

NEWSLETTER ARTICLES

Please feel free to submit any newsletter ideas or articles that you feel would be relevant to your neighbors at Northwood Pointe Maintenance Association. To be considered, all entries must be sent to Teresa Duhoux, tduhoux@keystonepacific.com no later than the 5th of each month, for inclusion in the following month's newsletter.

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.

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.