

July 2019

NORTHWOOD POINTE

www.nwpointe.org



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

NORTHWOOD POINTE PRESENTS CONCERTS IN THE PARK

Please mark your calendars to attend Northwood Pointe's Concerts in the Park series, where two great bands are scheduled to perform at the Meadowood Park on July 20th and August 17th from 6:00 P.M. – 8:00 P.M.

LAVATION – SATURDAY, JULY 20TH

DOG N BUTTERLY – SATURDAY, AUGUST 17th

Bring your beach chairs, blankets and snacks, and come out and join your Northwood Pointe neighbors for music under the stars!



JULY 4TH FIREWORK INFORMATION

The Orange County Fire Authority (OCFA) wants to remind everyone that the sale, discharge or possession of fireworks is illegal in most areas of Orange County, which includes the City of Irvine.



BOARD OF DIRECTORS:

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

NEXT BOARD MEETING:

Monday, July 29, 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:

Michelle Tran

Phone: 949-430-5862

mtran@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 Michelle@949-430-5862 or email:

mtran@keystonepacific.com

July 2019 REMINDERS

Keystone Pacific Closed in Observance Independence Day -
Thursday, 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 29, 2019 - Board Meeting @ 6:00 PM
Location: Keystone Pacific Property Management, LLC
16775 Von Karman, Suite 100
Irvine, CA 92606



PAYMENT UPDATE:

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 will be:

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

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

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. You may also visit the Dunn Edwards website at: https://www.dunnedwards.com/colors/archive/color-ark_pro/northwood-pointe-master-association/arborcrest and hit the dropdown bar to select your specific sub-association for paint schemes.

KEYS FOR THE MEADOWOOD POOL

A key is required for entry into the pool area. Please do not let anyone without a pool key into the pool area. The lifeguards may perform random pool key/residency checks at their discretion. Please obey the directions of the lifeguards who are there to help ensure that everyone has a safe and enjoyable time at the pool area. Your cooperation is greatly appreciated. However, for your convenience, the pool area restroom doors are kept unlocked during pool hours. Please do not prop the doors open. Thank you!

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.

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.

POOL RULES

Effective April 1, 2018

Hours

Sunday - Thursday 6:00 A.M. to 10:00 P.M.
Friday & Saturday 6:00 A.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.

BE A RESPONSIBLE PET OWNER

Pets must be on a leash at all times regardless of the size of your pet. Also, no one wants to step in dog feces while out walking their dog. Please pick up after your animal. Please refrain from placing used doggie bags into the planters. When the association pays a vendor to remove dog waste, it costs everyone in the association money. Problems associated with animals, including noise disturbances and defecation must be directed to Animal Control at (949) 724-7740. No animals, including dogs, cats, birds and other domesticated animals, are permitted in any pool area or common facilities at any time.

LIFEGUARD SCHEDULE WITH SAFE SWIM

Lifeguards service for the month of July is as follows: Lifeguards will be present daily through September 2nd, 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.

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.