

January 2020



NORTHWOOD POINTE

www.nwpointe.org



ASSOCIATION DOLLARS SPENT IN 2019

It's been a busy year! Northwood Pointe underwent several renovations in 2019. 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 last year:

- Landscape renovations in the common areas.
- Tree trimming throughout the community.
- Roof installation on the pool house.
- Fabric Replacements of the Sling Chaise Lounges
- Storage room doors replacements at the pool
- Pergola beam replacements
- New louvered venting at the pool house

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 2020/2021 budget with no increase in assessments for the Northwood Pointe fiscal year which begins on April 1, 2020. 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 in early January.



The Board of Directors wishes each of you a happy and prosperous New Year!

UPCOMING BOARD ELECTION — CANDIDACY STATEMENTS REQUESTED



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, 2020 at 5:00 P.M.** For your convenience, you may also fax your candidacy statement to 949-377-3309 or e-mail Teresa at tduhoux@keystonepacific.com.

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, January 13, 2020
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:

Angelique Smith
Phone: 949-838-3246
asmith@keystonepacific.com

BILLING QUESTIONS/ ADDRESS CHANGES/ WEBSITE LOGIN:

Phone: 949-833-2600
customer-care@keystonepacific.com

ARCHITECTURAL SUBMITTALS:

architectural@keystonepacific.com

INSURANCE BROKER:

Armstrong/Robitaille/Riegle
830 Roosevelt, Suite 200
Irvine, CA 92620
(949) 487-6131

POOL KEYS: \$50.00 check payable to Northwood Pointe Maintenance Association. Please call Angelique@ 949-838-3246 or email: asmith@keystonepacific.com

Managed by Keystone
16775 Von Karman Ave., Suite 100
Irvine, CA 92606

January 2020 REMINDERS



Keystone is Closed in Observance of New Year's - Wednesday, 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 13, 2020— Board Meeting @ 6:00 P.M.
Location: Keystone Pacific Property Management, LLC
16775 Von Karman, Suite 100
Irvine, CA 92606



HOMEOWNER ASSESSMENT CHANGE

Effective immediately, the payment address for assessments has changed to:

PO BOX 513380
Los Angeles, CA 90051-3380

COMMUNITY REMINDERS/UPDATES

- ◆ **TREE TRIMMING** — Tree trimming continues throughout the common area of the Master Association, weather permitting.
- ◆ **POOL 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.
- ◆ **MEADOWOOD POOL PARKING LOT**— No school parking is permitted at the Meadowood Pool parking lot.
- ◆ **ARCHITECTURAL MODIFICATIONS** —If you are considering to complete exterior improvements, please be sure to 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.
- ◆ **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.

NORTHWOOD POINTE FLASH SWIM TEAM UPCOMING SEASON 2020 - LOOKING FOR SWIMMERS

Families interested in joining the Northwood Pointe Flash Swim Team this summer should email all of the information requested below to: NWPFlashPresident@gmail.com no later than March 1, 2020 to be included in the lottery. Please send the following information: children's names, genders, and ages as of June 1, 2020; your address and number of years as a NWP resident as of March 1, 2020. Most importantly, include an e-mail address and phone number where you can be contacted. Swimmers 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.



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.



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.

APPLICATION FOR CANDIDACY FOR THE BOARD OF DIRECTORS

Dear Homeowner:

The Annual Election will be held in April 2020. If you are interested in serving on the Board, please complete this application and return it to **KEYSTONE** at the office address displayed below, by 5:00 PM on **January 31, 2020**. For specific candidate qualifications, please contact Management for a copy of your community's Election Rules. **Members are encouraged to confirm their personal contact information by the deadline set forth for submitting nominations to ensure that Members have an opportunity to review their personal information at least thirty (30) days before ballots are mailed.**

NAME: _____
(Note: Be sure to complete and return verification information on page 2 of this application)

Candidacy statement needs to be kept to one page. Please type in the information requested below.

WHY WOULD YOU LIKE TO SERVE AS A BOARD MEMBER?

WHAT IS YOUR BACKGROUND?

WHAT IS YOUR VISION FOR THE COMMUNITY AND WHAT WOULD YOU LIKE TO ACCOMPLISH DURING YOUR TERM OF OFFICE?

PLEASE NOTE: PER CALIFORNIA CIVIL CODE SECTION 5105(a), A COPY OF THIS FORM MAY BE INCLUDED WITH THE OFFICIAL BALLOT. THE CANDIDATE/MEMBER IS SOLELY RESPONSIBLE FOR THE CONTENT OF THIS COMMUNICATION. THE ASSOCIATION DOES NOT EDIT OR REDACT ANY CONTENT

Proudly Managed By
Keystone Pacific Property Management, LLC

16775 Von Karman #100
Irvine, CA 92606
(949) 833-2600

30211 Ave De Las Banderas, #120
Rancho Santa Margarita, CA 92688
(949) 833-2600

41593 Winchester Road #113
Temecula, CA 92590
(951) 491-6866

3155-D Sedona Court
Ontario, CA 91764
(909) 297-2550

APPLICATION FOR CANDIDACY FOR THE BOARD OF DIRECTORS

HOMEOWNER VERIFICATION INFORMATION

ADDRESS: _____

WORK PHONE NUMBER: _____

HOME PHONE NUMBER: _____

CELL PHONE NUMBER: _____

E-MAIL ADDRESS: _____

I, _____, hereby certify that the information above is true and correct and that I have not been convicted of a crime which, if elected, would either prevent the Association from purchasing fidelity bond coverage required by California Civil Code section 5806 or terminate the Association's existing fidelity bond coverage.

Signature: _____

Date: _____

To request an electronic copy of the Candidacy Application, please contact reconnect@keystonepacific.com.

Completed Candidacy Applications must be submitted to reconnect@keystonepacific.com by the deadline.

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