

August 2020

# NORTHWOOD POINTE NEWS

[www.nwpointe.org](http://www.nwpointe.org)

## NORTHWOOD POINTE POOL UPDATE

The Board and Management want to again thank you all for your patience and understanding during these uncertain times. We also appreciate the Membership's ability to work with us, your feedback is always appreciated. Additionally, we want to show our appreciation to the pool lifeguards who are doing an excellent job ensuring social distancing, performing the high-touchpoint sanitations, and enforcing the pool rules. We will continue to observe how the pool activity plays out, and provide the membership with any pertinent updates through email. You will want to ensure that you are signed up for "Community Updates" through your online homeowner account on KPPMConnection.com.

## MAKE A RESERVATION AT THE NORTHWOOD POINTE POOL

To make a reservation at the Northwood Pointe Pool, please navigate to the Premier Aquatics website to register and make a reservation. The link and password are listed below.

<https://swimoc.com/covid-pools/northwood-pointe/>  
The password is: NWP2020!



## 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](http://www.kppmconnection.com)
  - If you have not yet registered your account, you will simply need your 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 the check-box for the service you want (community updates, newsletters, or electronic statements) and press Save.

### BOARD OF DIRECTORS:

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

### NEXT BOARD MEETING:

**Monday, September 14, 2020**

6:00 P.M.

Location To Be Determined

*The final agenda will be posted at the Meadowood pool bulletin board or on the pool gates. 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](mailto:tduhoux@keystonepacific.com)

**Emergency After Hours: 949-833-2600**

Fax: 949-377-3309

#### COMMON AREA ISSUES:

**John-Luke Abadie**

Phone: 949-570-1310

[jabadie@keystonepacific.com](mailto:jabadie@keystonepacific.com)

#### BILLING QUESTIONS/ ADDRESS CHANGES/ WEBSITE LOGIN:

Phone: 949-833-2600

[customercare@keystonepacific.com](mailto:customercare@keystonepacific.com)

#### ARCHITECTURAL SUBMITTALS:

[architectural@keystonepacific.com](mailto: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 John-Luke @ 949-570-1310 or email: [jabadie@keystonepacific.com](mailto:jabadie@keystonepacific.com)

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

## August 2020 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 14, 2020 —  
Board Meeting @ 6:00 P.M.  
Location: To Be Determined

### HOMEOWNER ASSESSMENT ADDRESS

Effective 10/1/2019, the payment address for assessments has changed to:

PO BOX 513380  
Los Angeles, CA 90051-3380

## ANNOUNCING CURBSIDE PICKUP FOR KEYS! AS EASY AS GRABBING DINNER

### Before heading over to our office:

Contact your Associate Community Manager, and make an appointment for Curbside Pick-up.

### At your appointment:

Look for a parking space near the front of our office marked with the Curbside Pick-up Sign. After you've parked, call the number on the sign and let us know you've arrived. Your Associate Community Manager will come out shortly with your new key fob or transponder.

### Staying Safe

We're focused on keeping our customers and team members safe by using social distancing, wearing masks and gloves, and performing temperature checks.

### Questions?

Give us a call at 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 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](http://www.nwpointe.org) to download the material or email [tduhoux@keystonepacific.com](mailto:tduhoux@keystonepacific.com) to request a copy.

## NEIGHBOR TO NEIGHBOR AWARENESS

Residents have to share walls with neighbors beside them and possibly views into backyards as well. Private use landscaping needs to be maintained through-out the year. If you have overhanging tree branches or large bushes, please be sure to trim them regularly. Patio covers or other exterior structures, need to be painted and maintained annually. Just because you can not see the top of your patio cover, doesn't mean that your neighbor above or on either side of you should have to view a poorly maintained structure. A key to a happy community is respect. Respecting your neighbor's right to the quiet enjoyment of their home is part of the arrangement. Your neighbors will appreciate, and hopefully reciprocate the courtesy.

## 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](mailto: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.*

# PLACE YOUR AD HERE

## **Jessie Zhou Real Estate Group - YOUR realtor NEXT DOOR!** **WOULD YOU LIKE TO KNOW WHAT YOUR HOME IS WORTH IN** **TODAY'S MARKET ?**



**949-667-2812**

**Email: [houzRus@gmail.com](mailto:houzRus@gmail.com)**

- Northwood resident for over 10 years
- Over 20 years experience in real estate!
- Team up with CPA, Loan Officer, Financial Advisor, Insurance Expert!
- Fluent in English and Mandarin with database of overseas market!
- We do property management to help our clients with rental!

***EXPERIENCE IS NOT EXPENSIVE, IT IS PRICELESS!***



双语服务贴心  
扫QR code加微信  
随时随地为您服务  
保护您的最大利益

BRE#01901794  
Broker Associate

