

December 2020

NORTHWOOD POINTE NEWS



www.nwpointe.org

HAPPY HOLIDAYS FROM THE BOARD OF DIRECTORS AND MANAGEMENT

This year has been challenging for all of us because of the COVID-19 pandemic. We hope you are all safe and healthy! Management would like to thank you for allowing us to be part of your community this past year! It is our pleasure in working with you and getting to know many of the residents. While 2020 is coming to an end, we look forward to a productive and positive New Year!



NORTHWOOD POINTE RESUMES NORMAL POOL HOURS

The Board of Directors approved to reopen the Northwood Pointe pool for recreational swimming during the winter months with the hours from 6:00 am—10:00 pm daily. Please continue to adhere to the CDC Guidelines by maintaining at least six (6) feet of distance from others and to be courteous to others while in the pool area, at all times. Please wipe down anything you may have touched after use, and keep in mind that you are utilizing the pool at your own risk. The Association is taking all steps to help mitigate the risk of contracting any known or unknown pathogens through routine sanitation cleaning and water chemical balancing. Despite that, there is always a risk and it is the responsibility of all those who enter the pool area to do what they can to help avoid a potential spreading or exposure to COVID-19. If you or anybody in your home is not feeling well, or has been around anybody who has been sick, please do not enter the pool area. We truly appreciate your attention to this matter.

NOVEMBER 9, 2020 BOARD MEETING HIGHLIGHTS

- September 14, 2020 General Session Meeting minutes were approved
- August & September 2020 Financial Statements were accepted
- Delinquency Report - Liens Placed
- Set Record Date for the April 2021 Annual Meeting
- Ratification of the Executive Committee Report
- COVID-19 Strategy was discussed and approved
- 2021 Lifeguard Contract was approved
- Villa Park Landscape Proposals were approved
- 2021/2022 Draft Reserve Study was approved
- Insurance Renewal was approved
- 2021/2022 Proposed Budget and Reserve Maintenance Disclosure was approved
- Next Meeting Date: January 11, 2021



BOARD OF DIRECTORS:

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

NEXT BOARD MEETING:

Monday, January 11, 2021

6:00 P.M.

Location: Via Zoom, Due to COVID-19

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

Emergency After Hours: 949-833-2600

Fax: 949-377-3309

COMMON AREA ISSUES:

Bryanna Chrisp

Phone: 949-570-1305

bchrisp@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 Bryanna

@ 949-570-1305 or email:

bchrisp@keystonepacific.com

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

December 2020 REMINDERS

Keystone is Closed in Observance of the Holiday Season -

- * Christmas Eve - Thursday, December 24th
- * Christmas Day - Friday, December 25th
- * New Year's Eve - Thursday, December 31st

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 11, 2021
Board Meeting @ 6:00 P.M.
Location: Due to COVID-19 - Via Zoom

SANTA ANA WINDS

This is the time of the year that we experience Santa Ana winds. As anyone who has lived in Southern California can attest, these winds can be quite powerful and when you add in our location, the power of these winds pose a significant threat to people or property. With this information in mind, the Board would like to remind everyone that all trees planted in your front yard, side yard and backyard need to be trimmed away from the homes. Please remove all dead branches and make sure that trees are not top heavy, to prevent them from falling over.

FIRE SAFETY

The recent Silverado fire that impacted many of our neighboring communities, once again reminds us of the need to be diligent and ready for emergency evacuation, home preparedness, and/or cognizant of fire safety practices. During a wildfire episode, please always be alert to notices from officials for evacuations, animal evacuations, shelter locations, etc. Please refer to Orange County Fire Authority's website, www.OCFA.org for a current fire's important information posted across the top of their home page. This website also provides a link to AlertOC, a mass notification system that keeps Orange County residents and businesses informed of emergencies and needed actions. Also, log onto Cal Fire's website to find a real time map of current fires occurring throughout the state, at www.fire.ca.gov. Questions for OCFA:

PREPARING FOR HOLIDAY LIGHTS & TREE SAFETY TIPS

- Check all light strands for broken sockets, frayed cords and loose connections. If you find any of these problems, you should replace the strand. New strands should also get a thorough exam and be replaced if faulty.
- Make sure you don't overload a circuit when you plug in your holiday lights. "Three no more" is a good rule for any electric outlet. Overloads can cause circuit failure and fire.
- Miniature lights with cool burning bulbs will use less energy.
- Do not change bulbs or fuses while light sets are plugged in.
- To prevent an organic holiday tree from becoming a fire hazard, check the water level daily. A newly cut tree can absorb a gallon or more of water per day.
- When hanging outdoor lights, do not insert tacks or nails through any electric cords.
- For added safety, make sure holiday lights are unplugged before you go to bed or leave home.



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.

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

- 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





**Northwood Pointe Maintenance Association
Owner Notice Disclosure (Civil Code section 4041)**

California law requires Owners in a community association to provide the following information to the association on an annual basis. **If the below contact information has changed**, please complete and return this form to Keystone Pacific Property Management, LLC at the address shown below or email the completed form to forms@keystonepacific.com no later than January 31st.

Owners Name _____

Property Address _____

Owner Phone # _____ **Owner Email** _____

***ITEMS 1-6 NEED TO BE COMPLETED. IF NOT APPLICABLE, PLEASE INDICATE N/A**

1. Address or Addresses to which notices from the association are to be delivered:

2. Any alternate or secondary address to which notices from the association are to be delivered:

3. The name and address of your legal representative, if any, including any person with power of attorney or other person who can be contacted in the event of your extended absence from your property:

4. Your property is (please check one): Owner occupied Rented out

If your property is rented out, please provide the following information:

Name of Tenant(s): _____

Phone Number: _____

Email Address: _____

5. Is your property developed, but vacant (please check one)?: Yes No

6. Is your property undeveloped land? Yes No

**Please return this form to:
Northwood Pointe Maintenance Association
c/o Keystone Pacific Property Management, LLC
16775 Von Karman Ave, Suite 100, Irvine, CA 92606**