

January 2021

NORTHWOOD POINTE NEWS

www.nwpointe.org



NORTHWOOD POINTE RESUMES NORMAL POOL HOURS

The Northwood Pointe pool is open 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.

ASSOCIATION DOLLARS SPENT IN 2020

It's been a busy year! Northwood Pointe underwent several projects in 2020. 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
- Asphalt repair and seal coat of Meadowood parking lot
- Wrought Iron repairs throughout community
- Wrought Iron painting throughout community
- Painting of pool house and interior bathrooms
- Bollard installation in the Meadowood parking lot

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.

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

customer@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

January 2021 REMINDERS

Keystone is Closed in Observance of New Year's - Friday, 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 11, 2021 - Board Meeting @ 6:00 PM
Location: Due to COVID 19 - Via Zoom



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.

UPCOMING BOARD ELECTION — CANDIDACY STATEMENTS REQUESTED

There are three (3) 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 29, 2021 at 5:00 P.M.** For your convenience, you may also email your candidacy statement to Teresa at tduhoux@keystonepacific.com.

HomeWiseDocs.com

Keystone utilizes HomeWiseDocs.com, the next generation in document and data delivery for resale packages, resale demands, lender questionnaires and association documents.

HomeWiseDocs.com provides reliable, around-the-clock online access to all governing documents and critical project data for lenders, closing agents, real estate professionals, and homeowners from Keystone Pacific's managed communities. Please see below for login information:

Online Chat at www.homewisedocs.com

Help Desk: 866.925.5004 x 1

e-mail: info@homewisedocs.com

Log on to www.homewisedocs.com and select the Sign Up link to register. The many system enhancements geared toward an improved user experience include:

- Order by address or association name
- Email and SMS text completion notices for users
- Track orders online with confirmation

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.

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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!

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BRE#01901794
Broker Associate



APPLICATION FOR CANDIDACY FOR THE BOARD OF DIRECTORS

Dear Homeowner:

The Annual Election will be held in . If you are interested in serving on the Board, please complete this application and return it to **KEYSTONE** by 5:00 PM on . 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

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 or to the following address before the deadline: