



February 2021

NORTHWOOD POINTE

www.nwpointe.org

ANNUAL MEETING - CANDIDACY APPLICATIONS

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 Application for Candidacy that was included in your January statement no later than January 29, 2021. If you do not have a candidacy statement, please contact tduhoux@keystonepacific.com and request that a copy be emailed to you.

SUB-ASSOCIATION GATE CODE CHANGES

As we enter the first quarter of the new year, a lot of our sub-associations have/will be changing gate codes. As a reminder, if you live in one of our sub-associations with gates, please be selective when giving out your gate code. Also, at the request of your neighbors, we ask that you do not use our various sub-associations as shortcuts to Canyon View Elementary, Sierra Vista Middle or Northwood High schools.

JANUARY 11, 2021 BOARD MEETING HIGHLIGHTS

- November 9, 2020 General Session Meeting Minutes were approved
- October 31, 2020 and November 30, 2020 Financial Statements were accepted
- Merrill Lynch CD was invested
- 2020/2021 Year End Audit Proposal was approved
- Garrett Electric light proposal was approved
- Villa Park tree removal was approved
- Aquapure Wader Motor proposal was approved
- Ratification of the Executive Committee Decisions
- Next Meeting: March 8, 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, March 8, 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

February 2021 REMINDERS

Keystone is Closed in Observance of President's Day
Monday, February 15th



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, March 8, 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.

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.

RENTING YOUR HOME?

Owners are responsible for the actions of their tenants. Any fines or enforcement action taken as a result of a violation of the community rules will fall on the homeowner. As an owner, it is very important to ensure that they provide all of the necessary information to your tenants to ensure they abide by the community rules. Additionally, all rental and lease agreements shall be in writing and shall provide that the terms shall be subject in all respects to the provisions of Association Documents, and that any failure by the tenant or lessee to comply with the terms of the Association's Documents shall constitute a default under such agreement. Lastly, please be aware that short term rentals (Air B&B, etc.) less than 1 year are prohibited by the CC&R's as well as the City of Irvine.

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.

DOG REMINDERS

A friendly reminder that all dogs must remain on a leash when outside the home and in the community. Please ensure that should you be walking your dog, that you are capable of controlling that dog in the event that it becomes excited and wants to run away from you. Additionally, please make sure you are picking up after your dog right away. Nobody wants to step on that. Please be considerate of your fellow Homeowners and bring doggy bags with you on your walks.

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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!

EXPERIENCE IS NOT EXPENSIVE, IT IS PRICELESS!



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