

September 2021



Northwood Pointe News

www.nwpointe.org

CONCERTS IN THE PARK

The Concerts in the Park series were held on July 17th and August 28th at the Meadowood Park lawn area. The two concerts; Tijuana Dogs and Queen Nation were a tremendous success and those who attended, had a great time.



NO SCHOOL PARKING AT THE MEADOWOOD POOL LOT



July 12, 2021 BOARD MEETING HIGHLIGHTS

- May 10, 2021 General Session Meeting Minutes were approved
- April 30, 2021 and May 31, 2021 Financial Statements were accepted
- 2020-2021 Draft Audit was approved
- Villa Park tree removals were approved
- A2Z Proposal was approved
- Next Meeting: September 13, 2021



BOARD OF DIRECTORS:

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

NEXT BOARD MEETING:

Monday, September 13th at 6:00pm

Location: Via Zoom

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

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 DESK:

Phone: (949) 838.3239

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

September 2021 REMINDERS

Keystone is Closed in Observance of Labor Day - Monday, September 6th

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 13, 2021 - Board Meeting @ 6:00 PM
Location: VIA Zoom



HOMEOWNERS ARE RESPONSIBLE FOR THEIR TENANTS —

Owners, if you are renting out your property, please ensure that your tenants have a copy of the Master and Sub-Association Rules and Regulations and adhere to them. As the homeowner, you are ultimately responsible for their actions. If you do not have a copy of the Rules and Regulations, please contact Keystone Pacific Property Management, LLC and one can be provided to you. You may also want to provide them with a copy of the monthly newsletter.

COMMUNITY REMINDERS

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.

Architectural Modifications—If you are considering to take advantage of the warm weather to complete exterior improvements, please be sure to keep in mind that you must submit for architectural approval prior to commencing work. Late summer tends to be primetime for doing work and for submittals. 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.

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. Please be considerate of your fellow Homeowners and bring doggy bags with you on your walks.

Adjusting Yard Irrigation— As cooler days become more prevalent this fall, please adjust your yard irrigation to prevent overwatering. Your assistance is much appreciated.

Back to School— As a reminder, school is back in session. Please be cautious and drive slowly when driving through the community, especially at the designated crosswalks along Arborwood, Yale, Canyonwood, Meadowood and Citrusglen.

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 Bryanna at bchrisp@keystonepacific.com or (949) 570-1305.

SIGN UP FOR THE ACH PROGRAM

Save time and money and never miss a payment again! Sign up to have your Northwood Pointe Maintenance Association assessment payments automatically debited from your checking or savings account. Please call Customer Care at 949-833-2600 or send an e-mail to customercare@keystonepacific.com to request an ACH application.

SIGN UP FOR COMMUNITY E-NEWS

Sign up to receive news and updates pertaining to our community association via email. To sign up, please register from the "Account Notifications" page once you have logged into The KPPM Connection at www.kppmconnection.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 1e-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 AND Track orders online with confirmation.

ARCHITECTURAL GUIDELINES FOR NORTHWOOD POINTE

If you are considering to conduct exterior improvements to your home, please keep in mind that you must submit an architectural application for approval prior to commencing work. The review process allows 30 days for review of your submittal beginning from the time the completed application is received. 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.

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.