

October 2021



# Northwood Pointe News

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

A big **"thank you"** to social committee member **Susan Dickerson** for coordinating the events this year!



### SEPTEMBER 13, 2021 BOARD MEETING HIGHLIGHTS

- July 12, 2021 General Session Meeting Minutes were approved
- June 30, 2021 & July 31, 2021 Financial Statements were accepted
- 2022/2023 Draft Reserve Study was approved
- Speed Aquatics proposal was approved
- Villa Park Tree Replacement Proposal was approved
- Access Control and Camera Proposals were discussed
- Delinquency—Liens were approved
- Holiday Lighting Proposal was approved
- Next Meeting: November 8, 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, November 8, 2021  
 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  
 customercare@keystonepacific.com

#### ARCHITECTURAL DESK:

Phone: (949) 838-3239  
 architectural@keystonepacific.com

#### INSURANCE BROKER:

Armstrong/Robitaille/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

## October 2021 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, November 8, 2021 - Board Meeting @ 6:00 PM  
Location: VIA Zoom



### HOMEWISED.COM

HomeWiseDocs.com is the document and data delivery for resale packages, resale demands, lender questionnaires and association documents. Please see below for login information:  
Online Chat at [www.homewisedocs.com](http://www.homewisedocs.com)  
Help Desk: 866.925.5004 x 1  
e-mail: [info@homewisedocs.com](mailto:info@homewisedocs.com)  
Log on to [www.homewisedocs.com](http://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

## COMMUNITY UPDATES

**Pool Area 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.

**Large Umbrella Usage**—The large shade umbrellas at the pool area only may be raised with a key and are purposely left closed if foul weather conditions (e.g. winds or rain) are anticipated to avoid costly damage to the canvases at the discretion of the janitorial service and the lifeguards on duty. Please do not attempt to force the umbrellas open as this will cost the Association to have them repaired.

## 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.

## 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 Bryanna at [bchrisp@keystonepacific.com](mailto:bchrisp@keystonepacific.com) to request a

## TRICK-OR-TREAT

With Halloween fast approaching, it is especially important to remember to proceed with extra caution while driving throughout the community. The combination of trick-or-treaters and the absence of light make it crucial that safe driving be practiced by all. This includes following designated speed limits and making a complete stop whenever approaching a stop sign. Be safe and have a Happy Halloween!

