

January 2022



NORTHWOOD POINTE NEWS

www.nwpointe.org



The Northwood Pointe Board of Directors and Management would like to wish you a Happy New Year, and to thank you for your continued partnership.

ASSOCIATION DOLLARS SPENT IN 2021

It's been a busy year! Northwood Pointe underwent several projects in 2021. 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, treatment of trees, and new trees
- Wrought Iron repairs throughout community
- Wrought Iron painting throughout community
- New Restroom Signage
- Replacement of Barbecue Hardware
- Light Fixture Replacements
- Conversion of Bollard Lights to more energy efficient lights long the Paseo
- Replacement Solar Panel Controller at the Pool
- Maintenance and replacement of pool accessories

Meadowood Pool Access Control System

Attention all Northwood Pointe Homeowners-

At the November 08, 2021 Meeting of the Board of Directors, the Board approved the proposal from Smart Systems Technology to install a comprehensive Access Control System at the Meadowood Pool. This is a multi-phase project that will proceed within the coming months. Once the Access Control System has been installed, assigned Key fobs will facilitate access to the Meadowood Pool, and will be distributed to the Membership at an appointed time. (Distribution schedule will be announced at a later date)

The purpose of the Access Control System Installation is to improve the homeowner experience at the pool, in the interest of safety. Key fob systems provide easy access to homeowners with assigned credentials, and fob systems help to prevent improper use of the pool area, as lost or stolen keys can easily be deactivated once reported to Management.

Updates regarding relevant dates for initial key fob distribution will follow. (The Association will not be issuing refunds for any pool keys previously distributed, as fees for locksmith to create keys must be covered.)

Stay tuned for additional updates...

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, January 10, 2022
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-care@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

January 2022 REMINDERS

- Keystone is Closed for New Year's Day (observed) - Monday, January 3rd
- 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 10th, 2022 - Board Meeting @ 6pm
Location: Via Zoom



UPCOMING BOARD ELECTION — CANDIDACY STATEMENTS REQUESTED

There are two (2) 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 31, 2022 at 5:00 P.M.** For your convenience, you may also email your candidacy statement to Teresa at tduhoux@keystonepacific.com.

NORTHWOOD POINTE FLASH SWIM TEAM UPCOMING SEASON 2022 - LOOKING FOR SWIMMERS

The Northwood Pointe Flash Team would like to thank for your support and participation in the 2021 Summer Swim Season. There were 128 participants between the ages of 5-18. The Flash Swim Team had a blast this season. Swimmers saw significant improvements in swim times throughout the season.

Families interested in joining the Northwood Pointe Flash Swim Team for the up and coming summer 2022 should email all of the information requested below to: nwflashregistrar@gmail.com no later than March 1, 2022 to be included in the lottery.

Please send the following information:

children's names, genders, and ages as of June 1, 2022; your address and number of years as a NWP resident as of March 1, 2022. Most importantly, include an e-mail address and phone number where you can be contacted. Swimmers must be residents of Northwood Pointe and **MUST** be able to swim the length of the pool (25 yards) unaided. The lottery will be held in the middle of March.

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.



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.

**NORTHWOOD POINTE MAINTENANCE ASSOCIATION
APPLICATION FOR CANDIDACY
FOR THE BOARD OF DIRECTORS**

Dear Homeowner:

The Annual Election will be held in April 2022. If you are interested in serving on the Board, please complete this application and return it to **KEYSTONE** at the office address displayed below, by 5:00 PM on **January 31, 2022**. 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

Proudly Managed By
Keystone Pacific Property Management, LLC

16775 Von Karman #100
Irvine, CA 92606
(949) 833-2600

30211 Ave De Las Banderas, #120
Rancho Santa Margarita, CA
92688
(949) 833-2600

41593 Winchester Road #113
Temecula, CA 92590
(951) 491-6866

3155-D Sedona Court
Ontario, CA 91764
(909) 297-2550

**NORTHWOOD POINTE MAINTENANCE ASSOCIATION
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 by the deadline.