

February 2022

NORTHWOOD POINTE NEWS

www.nwpointe.org

MEADOWOOD POOL ACCESS CONTROL SYSTEM

ATTENTION ALL NORTHWOOD POINTE HOMEOWNERS—PLEASE READ

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. Beginning in February, electronic keypads will be installed at the three (3) Meadowood Pool gate entrances. Once the Access Control System has been installed, assigned Key fobs will be distributed at the Meadowood Pool in early March TBD, weather permitting. Please look for out for communication/instructions that will be sent via USPS in late February. Additional communication and updates will be posted on the website and e-blasted in late February.

Hard keys will continue to allow access until the key fob distribution dates in March. The Association will not be issuing refunds for any pool keys previously distributed, as fees for locksmith to create keys must be covered.

ANNUAL MEETING - CANDIDACY APPLICATIONS

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 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 31, 2022. If you do not have a candidacy statement, please contact bchrisp@keystonepacific.com and request that a copy be emailed to you.

2022 MONTHLY ASSESSMENT INCREASE

The monthly assessments for Northwood Pointe will be increasing from \$45.00 to \$50.00 per month beginning April 1, 2022. The change in assessments is a result of the minimum wage being increased, which is affecting the labor provided by vendors, increased expenses and the need to fund reserves for upcoming expenditures. If you currently have your bank send payments automatically, please make sure you update the amount they send each month. If you are signed up for ACH through Keystone, there is no need to make any changes.

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, March 14, 2022

6:00pm

Location: Via Zoom & Keystone

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/Riegler

830 Roosevelt, Suite 200

Irvine, CA 92620

(949) 487-6131

POOL KEYS: Pool keys will no longer be issued. Key Fobs for the pool will be distributed in March.

Managed by Keystone
16775 Von Karman Ave., Suite 100
Irvine, CA 92606

February 2022 REMINDERS

Keystone is Closed for President's Day -
Monday, February 21st



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, February 14th - Valentine's Day



Monday, March 14, 2022 - Board Meeting @ 6pm
Location: Via Zoom and
Keystone - 16775 Von Karman, Suite 100, Irvine



A MEMBERS RIGHT TO PRIVACY

California Civil Code allows a member to request to be removed from the membership list to prevent release of their private contact information to a member requesting the membership list. In order to opt-out of the membership list, you must notify the Association **in writing**. If you choose to opt-out of sharing your name, property address, email address and mailing address under the membership list, the opt-out designation shall remain in effect until changed by you, by written notification to management. If you wish to opt-out, please complete the Opt-Out Form on our website at: <http://www.kppm.com/forms/opt-out.php>.

JANUARY 10, 2022 BOARD MEETING HIGHLIGHTS

- November 8, 2021 General Session Meeting Minutes were approved
- October 31, 2021 and November 30, 2021 Financial Statements were accepted
- Ratification of CIT Investments
- 2021/2022 Year End Audit Proposal was approved
- Villa Park Windrow Tree Trimming Proposal was approved
- Villa Park landscape proposal was approved
- Access Control Committee Authorization was initiated
- Access Control Activation/Distribution Timeline was discussed
- Next Meeting: March 14, 2022



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

Families interested in joining the Northwood Pointe Flash Swim Team this summer should contact the team's Registrar, Jennifer Smith, at: NWPFlashRegistrar@gmail.com no later than March 15, 2022 to be included in the lottery. Please include the following information: children's names, genders and ages as of June 1, 2022; your address and number of years at that address as of March 15, 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 before the end of March.



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.

DON'T MISS IMPORTANT UPDATES FROM YOUR ASSOCIATION

The Association uses e-notifications and website postings for many important updates. Please visit www.kppmconnection.com today to sign up! You can also access the association's website www.nwpointe.org for meeting notifications, important updates, events and all electronic documents available; Governing Documents, Rules and Regulations and the Design Guidelines for example. To sign up you will need your Keystone account number and your zip code. **All facility opening updates are distributed via e-blast and posted on the community website.**

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.

PLACE YOUR AD HERE



BERKSHIRE HATHAWAY
HomeServices
California Properties

Max Beigi

YOUR TRUSTED LOCAL REAL ESTATE AGENT
OF NORTHWOOD POINTE WHO LIVES HERE.

Cell: 949-241-3898

maxbeigi@bhhsca.com

DRE:# 02126192

O: 949-644-6200

SPRING IS COMING SOON !!!



HISTORIC LOW INVENTORY, SELLER MARKET, MULTIPLE BUYERS.
I AM HERE TO HELP YOU ACHIEVE YOUR GOALS.

