

March 2022

# NORTHWOOD POINTE NEWS

www.nwpointe.org



## ANNUAL ELECTION OF THE MEMBERSHIP



The Annual Election of the Membership for the Board of Directors will be held on April 12th. This year there are two (2) seats up for election; each for a two (2) year term. Bob King, Jayant Limaye, Richard Banes, and Lisa Lanphere have each declared their candidacy. At the same time, you will be asked to cast your votes on the IRS Revenue Ruling 70-604 to apply any excess funds to the reserves. Your voting materials will be mailed to you in early March. Please be sure to cast your votes and promptly return your ballots as soon as you receive your voting materials! Every vote counts!

## MEADOWOOD POOL ACCESS CONTROL SYSTEM - UPDATES

### 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. Electronic keypads will be installed at the three (3) Meadowood Pool gate entrances. Construction delays due to supply shortages have delayed the projected installation completion date.

Once the Access Control System has been installed, assigned Key fobs will be distributed at the Meadowood Pool, TBD, based on completion of the access control installation. Please look for out for communication/ instructions that will be sent via USPS in March. Additional communication and updates will be posted on the website and e-blasted in March.

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

## DAYLIGHT SAVINGS TIME IS HERE AGAIN— MARCH 13TH



This year daylight savings will begin on **March 13th** and ends **November 6th**. Don't forget to set your clocks one hour forward.

Daylight saving time (DST), or summer time, is the practice of temporarily advancing clocks during the summertime so that afternoons have more daylight and mornings have less. Typically clocks are adjusted forward one hour near the start of spring and are adjusted backward in autumn.

### 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/Robitalle/Riegle

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

## March 2022 REMINDERS

For after-hours association maintenance issues, please call (949) 833.2600 to be connected with the emergency service line. Please call 9-11 for life-threatening emergencies.

Thursday, March 17th - St. Patrick's Day



Monday, March 14, 2022 - Board Meeting  
@ 6:00pm

Location: Via Zoom and Keystone - 16775 Von Karman,  
Suite 100, Irvine, CA

### 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>.

## 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](mailto: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.

## 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.

## 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.

## 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 to the Master Association, 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 [bchrisp@keystonepacific.com](mailto:bchrisp@keystonepacific.com) to request a copy. You may also visit the Dunn Edwards website at:

[https://www.dunnedwards.com/colors/archive/color-ark\\_pro/northwood-pointe-master-association/arborcrest](https://www.dunnedwards.com/colors/archive/color-ark_pro/northwood-pointe-master-association/arborcrest) and hit the dropdown bar to select your specific sub-association for the pre-approved paint schemes.

### 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](http://www.kppmconnection.com) today to sign up! You can also access the association's website [www.nwpointe.org](http://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  
\$40.00 half page ad

\$20.00 quarter 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](mailto: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

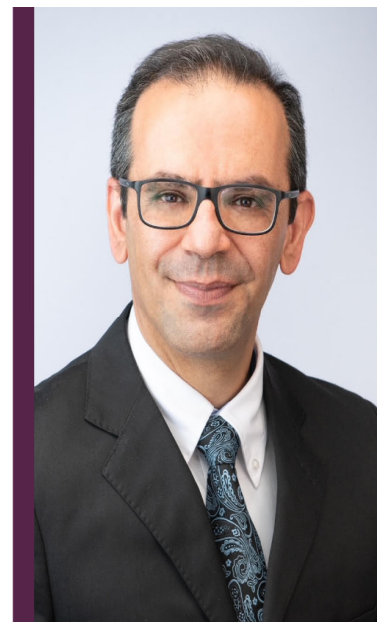


**BERKSHIRE HATHAWAY**  
HomeServices  
California Properties

*Max Beigi*

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

**Cell:949-241-3898**  
[maxbeigi@bhhsca.com](mailto: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.