

April 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!

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.

MEADOWOOD POOL ACCESS CONTROL SYSTEM

Electronic keypads have been installed at the three (3) Meadowood Pool gate entrances.

Assigned Key fobs are being distributed at the Meadowood Pool on the following dates:

March 22nd	10:00 am—2:00 pm	March 24th	1:00 pm —5:00 pm
March 29th	10:00 am—2:00 pm	March 31st	1:00 pm – 5:00 pm
April 05th	10:00 am – 2:00 pm	April 07	1:00 pm – 5:00 pm

When picking up your new Key Fob you must present your driver's license that has your Northwood Pointe Maintenance Association address listed. If your Northwood Pointe property address does not appear on your driver's license, you must present a utility bill that lists your name and property address. If you wish to have your tenant pick up your Key Fob, you must complete the form that was sent to you and present it upon arrival for Key-Fob pick up at one of the times listed above. If your tenant does not bring the bottom portion of this letter completed and signed by the homeowner, along with their driver's license or utility bill, they will not be given a Key Fob.

If you are unable to attend during the distribution dates at the pool, please contact Management to schedule a key fob pickup.

Hard keys will continue to allow access for several weeks following key fob distribution. The Association will NOT be issuing refunds for any pool keys previously distributed, as fees for locksmith to create keys must be covered.

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, May 09, 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
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: Pool keys will no longer be issued. Key Fobs for the pool will be distributed in March and April.

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

April 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, May 9, 2022 - Board Meeting @ 6:00pm
Location: Via Zoom and Keystone - 16775 Von Karman, Suite 100, Irvine, CA 92606

MARCH 14, 2022 BOARD MEETING HIGHLIGHTS

- January 10, 2022 General Session Meeting Minutes were approved
- December 31, 2021 and January 31, 2022 Financial Statements were accepted
- Villa Park Tree Removal Proposal was approved
- Villa Park Landscape Proposals were approved
- Personal Touch Cleaning Proposal was approved
- Flash Swim Team Practice/Meet Schedule was approved
- Concerts in the Park Proposals were approved
- Pool Furniture Table Proposal was approved
- Next Meeting: May 9, 2022

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 bchrisp@keystonepacific.com to request a copy.

COMMUNITY UPDATES

POOL REMINDERS— The Meadowood pool is heated year round at 82 degrees. Pool hours are from 6:00 am - 10:00 pm daily.

Beginning Friday, April 1st, lifeguarding resumes for IUSD Spring Break through Sunday, April 10th.

LARGE UMBRELLA USAGE - The large shade umbrellas at the pool area may only 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.

APRIL SHOWERS BRING MAY FLOWERS....AND, WEEDS

Spring is a glorious time of year with all the flowers and trees in blooms, however, the weeds seem to take over the lawns and flowerbeds quickly. Try and get a jump start on weed control before it gets out of hand. Warmer weather encourages faster growth of grass and weeds. Be proactive and tend to your landscape.

ASSOCIATION INFORMATION FOR TENANTS

With more tenants residing in the community, please remember that it is an Owner's responsibility to acquaint their tenants and guests with the CC&R's and Rules and Regulations of the Association. Please feel free to provide any tenant residents with Management's contact information, so they may receive any necessary assistance.

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.

