

May 2022

NORTHWOOD POINTE

www.nwpointe.org



ANNUAL MEETING OF THE MEMBERSHIP

The Annual Meeting of the Membership for Northwood Pointe was held on April 12, 2022 and the Annual Meeting of the Delegates was held on April 19, 2022. Congratulations to Bob King and Jayant Limaye, who were each elected to serve on the Northwood Pointe Board for a two year term. The Board will be reelected at the May 09, 2022 Board of Directors meeting.

KEY FOB DISTRIBUTION

Thank you all so much for those who took the time out of your busy day to pick up the Key Fob at the Meadowood Pool. The Key Fobs will be operational as of April 30th, and the metal hard keys will no longer function as of May 16th.

If you missed the distribution dates, please reach out to Management by emailing nwpkeyfobs@keystonepacific.com.

Thank you to our Directors, Lata Jobanputra and Dave Pekta for assisting Management with the Key Fob distribution.

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.

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

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.

SUMMER POOL USE CALENDAR

The summer use calendar is posted at the pool's bulletin board which includes the swim meet schedule for July and August.

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
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 KEY FOBs: Pool key fobs are available for purchase @\$50.00 per fob.

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

May 2022 REMINDERS

- Keystone is Closed for Memorial Day - Monday, May 30th

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.

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

AUTO- PAY YOUR ASSESSMENTS

Save time and money and never miss a payment again! Sign up to have your Northwood Pointe Maintenance Association assessment payments automatically debited from your checking or savings account. Please call Customer Care at 949-833-2600 or send an email to customercare@keystonepacific.com to request an ACH application. You can sign up for auto pay through the Kppm Portal - kppmconnection.com. If you have not used the site previously, you would click on "first time registration", and input your account number, zip code, and an email address and password. Then, select "Update my profile" to change to autopay.

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.

ARCHITECTURAL GUIDELINES FOR NORTHWOOD POINTE

If you are considering to conduct exterior improvements to your home, please keep in mind that you must submit an architectural application for approval prior to commencing work. The review process allows 30 days for review of your submittal beginning from the time the completed application is received. 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.

NEIGHBOR TO NEIGHBOR AWARENESS

Residents have to share walls with neighbors beside them and possibly views into backyards as well. Private use landscaping needs to be maintained through-out the year. If you have overhanging tree branches or large bushes, please be sure to trim them regularly. Patio covers or other exterior structures, need to be painted and maintained annually. Just because you can not see the top of your patio cover, doesn't mean that your neighbor above or on either side of you should have to view a poorly maintained structure. A key to a happy community is respect. Respecting your neighbor's right to the quiet enjoyment of their home is part of the arrangement. Your neighbors will appreciate, and hopefully reciprocate the courtesy.

DOG REMINDERS

A friendly reminder that all dogs must remain on a leash when outside the home and in the community. Please ensure that should you be walking your dog, that you are capable of controlling that dog in the event that it becomes excited and wants to run away from you. Additionally, please make sure you are picking up after your dog right away. Nobody wants to step on that. It's a great way to ruin a good day. You don't want to ruin somebody's day, do you? Please be considerate of your fellow Homeowners and bring doggy bags with you on your walks.

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

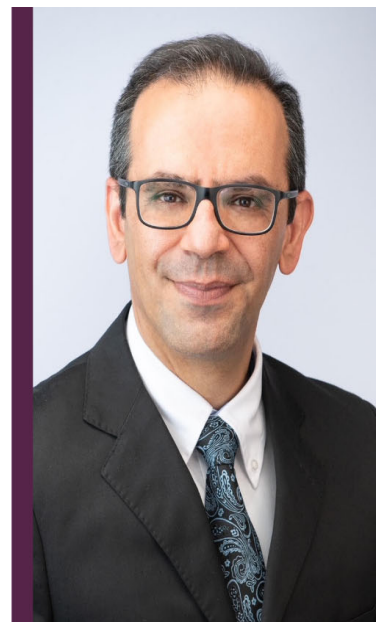
DRE: # 02126192

O: 949-644-6200

SPRING IS COMING SOON !!!



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



TOM GRIMES

IT MATTERS WHO YOU WORK WITH

GARAGE SALE 2022

19th Annual Collage Community

Spring Cleaning Sale!

SATURDAY, JUNE 4, 2021

From: 7am—1pm

@ 1800 Timberwood, Irvine 92620

SAVE THE DATE!

**JOIN US FOR A FUN DAY OF TREASURE HUNTING AT THIS
YEARLY COLLAGE COMMUNITY EVENT!**

Toys, Furniture, Art, Appliances, Clothes, Shoes, Office Supplies, Household Items, Electronics, Sports Equipment, Jewelry, Antiques and Much More!.

I LOOK FORWARD TO SEEING YOU THERE!

Sponsored By Your Realtor Tom Grimes



Tom Grimes

949-689-6392

tgrimesca@gmail.com
BRE #01426069



Irvine

**Top Producer
Award**



Selling Your Home? Call Us Today For Your Confidential Consultation

If your property is currently listed, this is not intended to solicit that listing. Each office is individually owned and operated. Information deemed reliable, but not guaranteed.