

September 2022



NORTHWOOD POINTE

www.nwpointe.org

COMMUNITY REMINDERS

NORTHWOOD POINTE POOL

Please do your part to help keep the Meadowood Pool in tip-top shape. When using the pool facilities, we ask that you treat the pool area, furniture and restrooms like you do your own homes. We thank you for your anticipated cooperation.

- The temperature of the Northwood Pointe is 82 degrees, year-round. As Autumn approaches and the days get shorter, the solar panels do not get enough sun to increase the temperature of the pool.
- While using the showers, please remind young swimmers to not run the water excessively. Thank you for your cooperation.

BARBECUE AREA

BBQ grills and picnic table areas may not be reserved and are for use on a first-come, first-served basis. Please keep this in mind and exercise courtesy in using the BBQs by cleaning the grills after use, and being mindful not to monopolize the grills so that others waiting may also use the BBQs. Also, do not set up at the picnic tables all day so that these can be available for others to use them, as needed.

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.

COMMUNITY WASTE CONTAINERS

It has been observed that many of the Northwood Pointe community waste containers along Meadowood and walkway areas are being used by members of the community disposing of their household waste. As this utilizes Association resources, we ask that you please refrain from placing household waste in these containers. Please know that every home should have their own waste containers from Waste Management.

NO SCHOOL PARKING AT THE MEADOWOOD POOL LOT

Now that the 2022/2023 school year has resumed, please be advised that school parking is not permitted at the Meadowood Pool lot during school hours, Monday — Friday. Violators will be towed at the owner's expense. CVC 22658

HOMEOWNERS ARE RESPONSIBLE FOR THEIR TENANTS

Owners, if you are renting out your property, please ensure that your tenants have a copy of the Master and Sub-Association Rules and Regulations and adhere to them. As the homeowner, you are ultimately responsible for their actions. If you do not have a copy of the Rules and Regulations, please contact Keystone Pacific Property Management, LLC and one can be provided to you. You may also want to provide them with a copy of the monthly newsletter.

BOARD OF DIRECTORS:

President: Lata Jobanputra
Vice-President: Jayant Limaye
Treasurer: Dave Petka
Secretary: Anjali Kashalkar
Member-at-Large: Bob King

NEXT BOARD MEETING:

**Monday, September 12, 2022
6:00pm**

Location: Via Zoom & Keystone

The final agenda will be posted at the Meadowood pool bulletin board. 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:

Carissa Andrus
Phone: (949) 508-1112
candrus@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/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 by emailing
nwkeyfobs@keystonepacific.com

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

September 2022 REMINDERS

Keystone is Closed for Labor Day - Monday, September 5th

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, September 22nd - 1st Day of Autumn



Monday, September 12, 2022 - Board Meeting @ 6:00pm
Location: Via Zoom and Keystone -
16775 Von Karman, Suite 100, Irvine, CA



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 to name a few. To sign up you will need your Keystone account number and your zip code.

ADDITIONAL MEADOWOOD POOL KEY FOBS ARE AVAILABLE

Now that everyone has had an opportunity to pick up a Pool Key Fob, additional Fobs are now available for purchase at a cost of \$50 per Fob. If you have already picked up a Fob and you want to purchase additional Fobs, so that we may program your new Fob, please send an email to nwpkeyfobs@keystonepacific.com and indicate the number of Fobs that you would like to purchase. When your additional Fobs are programmed and are ready for disbursement, we will email you to schedule an appointment for you to pick them up at the Keystone office, or we can mail them to you.

In response to comments received from homeowners, the Board of Directors has decided to provide homeowners who possess multiple pool keys the opportunity to exchange their old keys for an equal number of Fobs (including the Fob that you picked up) at no charge. For instance, if you currently have two metal pool keys and you now want two Fobs, if you bring your two metal keys to the Keystone office, you can exchange them for two Fobs. If you have already picked up a Fob, you will be given one Fob for your two metal keys. If you have not yet picked up a Pool Key Fob, please send an email to nwpkeyfobs@keystonepacific.com.

SWIM LESSONS CONDUCTED AT THE NORTHWOOD POINTE POOL

Please be advised that swim lessons conducted at the Meadowood Pool are limited to two (2) lanes for two (2) hours, and for residents only. If lane lines are being used by swimmers, please conduct lessons in the main body of the pool. If you have any questions, please contact Teresa at tduhoux@keystonepacific.com or (949) 838-3248.



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 1e-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 AND Track orders online with confirmation.

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.

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 email 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

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.