

October 2022



# NORTHWOOD POINTE

[www.nwpointe.org](http://www.nwpointe.org)

## 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 lap swimmers, please conduct lessons in the main body of the pool.

A swim instructor contracted by a resident, is considered to be a guest of the resident and cannot remain in the pool unaccompanied. Additionally, swim instructors may not provide lessons to non-residents. Any swim instructor may be asked to provide verification that they are sponsored by a Northwood Pointe resident.

If you have any questions, please contact [tduhoux@keystonepacific.com](mailto:tduhoux@keystonepacific.com).

## SEPTEMBER 12, 2022 BOARD MEETING HIGHLIGHTS

- July 11, 2022 General Session Meeting Minutes were approved
- June 30, 2022 and July 31, 2022 Financial Statements were accepted.
- Approval of the 2021-2022 Draft Audit was ratified.
- Approval of proposal from Aquapure to replace the chlorine pump to the pool was ratified.
- Approval of proposal from A2Z Plumbing to replace the shower cartridge at the pool was ratified.
- Proposal from Villa Park for tree removals were approved.
- Proposal from Speed Aquatics to conduct swim lessons for residents was approved.



## TRICK-OR-TREAT

With Halloween fast approaching, it is especially important to remember to proceed with extra caution while driving throughout the community. The combination of trick-or-treaters and the absence of light make it crucial that safe driving be practiced by all. This includes following designated speed limits and making a complete stop whenever approaching a stop sign. Be safe and have a Happy Halloween!

## LARGE UMBRELLA USAGE

The large shade umbrellas at the pool area only may 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

### 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, November 14, 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](mailto:candrus@keystonepacific.com)

#### BILLING QUESTIONS/ ADDRESS CHANGES/ WEBSITE LOGIN:

Phone: (949) 833-2600  
[customer@keystonepacific.com](mailto:customer@keystonepacific.com)

#### ARCHITECTURAL DESK:

Phone: (949) 838-3239  
[architectural@keystonepacific.com](mailto: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 [candrus@keystonepacific.com](mailto:candrus@keystonepacific.com)

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

# October 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.

Monday, October 31, 2022 - Halloween

Monday, November 14, 2022 - Board Meeting  
@6:00pm  
Location: Via Zoom and Keystone -  
16775 Von Karman, Suite 100, Irvine, CA



## 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 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



*Real Estate is the best and most trusted long term investment for decades.*



- I have multiple buyers who are eager to purchase in Northwood Pointe.

- There are some different type of investments to buy:

- Irvine Single Family Residence under 1,000,000\$
- Irvine condominiums under 600,000\$
- Orange County Single Family Residence under 800,000\$

BERKSHIRE HATHAWAY  
HomeServices  
California Properties

# Max Beigi

Your local and  
trusted real estate agent  
Northwood Pointe specialist

Cet: 949-241-3898

Email: [MaxBeigi@bhhsca.com](mailto:MaxBeigi@bhhsca.com)

DRE: #02126192

## LETS TALK!

### Recently Sold by me:

- 23321 Via Guadix, Mission Viejo, 92691
- 33 Straw Flower, Irvine, 92620
- 4 Anglesite, Rancho Santa Margarita 92688

### Recently Leased by me:

- 423 Grand Canal, Irvine, 92618
- 49 Grenada St Laguna Niguel 92677
- 185 OverBrook, Irvine, 92620

