

November 2022

# NORTHWOOD POINTE

www.nwpointe.org



IT'S TIME TO FALL BACK ON NOVEMBER 6, 2022



Ever feel like there is not enough hours in a day? After months of daylight savings time, we will gain an hour or so it may momentarily seem, as we set our clocks back one hour on November 6th. Although cell phones usually update automatically, most clocks may require manual adjusting. Avoid being the first person at your upcoming party, do not skip a beat in your routine and remember to set your clock back one hour.

## WINTER TRAVEL PLANS?

Now that the holiday season is here, some of you may be going on vacation. As a precaution, it is a good idea to let your trusted neighbors know where you will be and how to reach you in case of an emergency. Be sure to stop your newspaper and mail service while you are away or make arrangements with a neighbor to take them in for you.

You can simply go online at [www.USPS.com](http://www.USPS.com) or by calling 1-800-ASK-USPS (1-800-215-8777) to have your mail placed on hold during your time away from home. Don't forget to have someone remove any flyers and/or ads from your door as these are good indicators that no one is home. Another good tip is to use a variable timer for lights so that your home does not appear empty or vacant for an extended period of time. For those of you traveling, have a wonderful and safe holiday vacation!



## COMMUNITY UPDATES/REMINDERS

**Monument Color**—The color at the entry monuments off of Culver and Meadowood and Yale and Portola will be changed this month in preparation for the winter holidays.

**Tree Trimming**— The common area tree trimming will commence in late October and will conclude in December, weather permitting.

**Holiday Wreaths and Lighting** —The holiday wreaths and lighting will also be displayed on the monuments beginning the Wednesday before Thanksgiving to help welcome in the winter holiday season.

**Meadowood Pool**—The Meadowood pool is heated year round. Pool hours are from 6:00 am—10:00 pm daily. No lifeguard on duty November through March.

### 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

# November 2022 REMINDERS

## Keystone is Closed in Observance of the Following Days

- \* Veterans Day - Friday, November 11th
- \* Thanksgiving - Thursday, November 24th
- \* Day After Thanksgiving - Friday, November 25th

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, November 24th - Thanksgiving

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

## Sign up for Community E-News

Sign up to receive news and updates pertaining to our community association via email. To sign up, please register from the "Account Notifications" page once you have logged into The KPPM Connection at [www.kppmconnection.com](http://www.kppmconnection.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 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).

## 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](http://www.nwpointe.org) to download the material and email [tduhoux@keystonepacific.com](mailto:tduhoux@keystonepacific.com) to request a copy.

## 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.

Thank you for your cooperation.





### NOVEMBER 8, 2022— ELECTION DAY

Tuesday, November 8th is Election Day. It's easy to take part in elections when you have the tools and information. Whether it's your first time voting or you are an experienced voter who has moved and just needs to re-register to vote, go to <https://ocvote.gov/voting>.

Vote Centers provides many more options for voters. Elections are no longer a one-day event. Voting begins the month before any election day when every voter will receive a vote-by-mail ballot. Take advantage of the alternatives available to avoid congestion – from voting at home, drive-thru ballot drop-off, in-person options, returning your ballot via the United States Postal Service.

### 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](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



*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*

*N wood Pointe specialist*

**Cet:949-241-3898**

*Email: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

