

December 2022



NORTHWOOD POINTE

www.nwpointe.org

*The Board of Directors and
Management would like to wish
each of you a joyous holiday season
and most prosperous New Year!*



PREPARING FOR HOLIDAY LIGHTS & TREE SAFETY TIPS

- Check all light strands for broken sockets, frayed cords and loose connections. If you find any of these problems, you should replace the strand. New strands should also get a thorough exam and be replaced if faulty.
- Make sure you don't overload a circuit when you plug in your holiday lights. "Three no more" is a good rule for any electric outlet. Overloads can cause circuit failure and fire.
- Miniature lights with cool burning bulbs or LED lights will use less energy.
- Do not change bulbs or fuses while light sets are plugged in.
- To prevent an organic holiday tree from becoming a fire hazard, check the water level daily. A newly cut tree can absorb a gallon or more of water per day.
- When hanging outdoor lights, do not insert tacks or nails through any electric cords.
- For added safety, make sure holiday lights are unplugged before you go to bed or leave home.
- Keep holiday lights away from carpeting, furniture, drapes and other combustible material.



CHRISTMAS TREE RECYCLING

Waste Management of Orange County will be collecting and recycling Christmas trees, for the first three weeks following Christmas, on your regular collection day. Trees taller than six feet in height, must be cut in half. Please remember to remove all decoration including tinsel, lights, ornaments and tree stands. Flocked trees will be collected but cannot be recycled.

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, January 9, 2023
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
949-833-2600*

IMPORTANT NUMBERS:

ASSOCIATION MANAGER:

Teresa Duhoux, CMCA, AMS, PCAM
Phone: (949) 833-2600
Emergency After Hours:
(949) 833-2600
Fax: (949) 377-3309

COMMON AREA ISSUES:

Carissa Andrus
Phone: (949) 833-2600
candrus@keystonepacific.com

BILLING QUESTIONS/ ADDRESS CHANGES/ WEBSITE LOGIN:

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

ARCHITECTURAL DESK:

Phone: (949) 833-2600
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

December 2022 REMINDERS

Keystone is Closed in Observance of the Holiday Season -

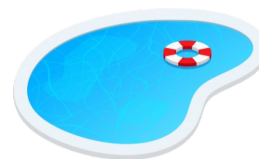
- * Christmas Eve (observed) - Friday, December 23rd
- * Christmas Day (observed) - Monday, December 26th
- * New Year's Eve (observed) - Friday, December 30th

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, January 9, 2023 - Board Meeting @6:00pm
Location: Via Zoom and Keystone -
16775 Von Karman, Suite 100, Irvine, CA

POOL REMINDERS

The temperature of the Northwood Pointe is 82 degrees, year-round. During the winter months, the solar panels do not get enough sun to increase the temperature of the pool. Please remind young swimmers to not run the water excessively while using the showers. Thank you for your cooperation.



NOVEMBER 14, 2022 BOARD MEETING HIGHLIGHTS

- September 12, 2022 General Session Meeting Minutes were approved
- August 31, 2022 & September 30, 2022 Financial Statements were accepted
- Ratification of Merrill Lynch Investment was approved
- 2023/2024 Budget and Reserve Maintenance Disclosure was approved
- 2023/2024 Reserve Study was approved
- 2022/2023 Insurance Renewal was approved
- Villa Park Landscape Proposals were approved
- Annual Meeting, Record Date and Delegate Appointment dates were set
- Next Meeting: January 9, 2023



NORTHWOOD POINTE FLASH SWIM TEAM UPCOMING SEASON 2023 - LOOKING FOR SWIMMERS

The Northwood Pointe Flash Team would like to thank for your support and participation in the 2022 Summer Swim Season. There were 128 participants between the ages of 5-18. The Flash Swim Team had a blast this season. Swimmers saw significant improvements in swim times throughout the season.

Families interested in joining the Northwood Pointe Flash Swim Team for the up and coming summer 2023 should email all of the information requested below to: nwpflashregistrar@gmail.com no later than March 1, 2023 to be included in the lottery.

Please send the following information:

Children's names, genders, and ages as of June 1, 2023; your address and number of years as a NWP resident as of March 1, 2023. Most importantly, include an e-mail address and phone number where you can be contacted. Swimmers must be residents of Northwood Pointe and MUST be able to swim the length of the pool (25 yards) unaided. The lottery will be held in the middle of March.

TRAVEL SAFETY TIPS

If you are traveling during the holidays, consider these tips:

- Don't post travel plans on social media
- Have packages mailed to a PO Box or the office
- Or, have a neighbor pick up mail, trash cans, and newspapers
- Do not keep valuables in vehicles and keep them locked
- Have a trusted neighbor move your car while you are away
- Put lights on timers.



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 ad 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.

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\$

**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

BERKSHIRE HATHAWAY
HomeServices
California Properties

Max Beigi

Your local and

trusted real estate agent

N w o o d P o i n t e s p e c i a l i s t

Cet:949-241-3898

Email: MaxBeigi@bhhsca.com

DRE: #02126192



**Northwood Pointe Maintenance Association
Owner Notice Disclosure (Civil Code section 4041)**

California law requires Owners in a community association to provide the following information to the association on an annual basis. **If the below contact information has changed**, please complete and return this form to Keystone Pacific Property Management, LLC at the address shown below or email the completed form to forms@keystonepacific.com no later than January 31st.

Owners Name _____

Property Address _____

Owner Phone # _____ **Owner Email** _____

***ITEMS 1-6 NEED TO BE COMPLETED. IF NOT APPLICABLE, PLEASE INDICATE N/A**

1. Address or Addresses to which notices from the association are to be delivered:

2. Any alternate or secondary address to which notices from the association are to be delivered:

3. The name and address of your legal representative, if any, including any person with power of attorney or other person who can be contacted in the event of your extended absence from your property:

4. Your property is (please check one): Owner occupied Rented out

If your property is rented out, please provide the following information:

Name of Tenant(s): _____

Phone Number: _____

Email Address: _____

- | | | |
|--|-----|----|
| 5. Is your property developed, but vacant (please check one)?: | Yes | No |
| 6. Is your property undeveloped land? | Yes | No |

Please return this form to:
Northwood Pointe Maintenance Association
c/o Keystone Pacific Property Management, LLC
16775 Von Karman Ave, Suite 100, Irvine, CA 92606