

## PACIFIC ISLAND VILLAGE III

[www.piv3hoa.com](http://www.piv3hoa.com)



### IMPORTANT CONTACT INFORMATION

#### BOARD OF DIRECTORS:

**President:** Christina Johnson  
**Vice-President:** Gary Moeller  
**Secretary:** Elisa Nardulli  
**Treasurer/Member-at-Large:** Anne Naulls

#### NEXT BOARD MEETING:

**Tuesday, January 25, 2022 @ 6:00 P.M.**  
At the community clubhouse and zoom.

Email Andrea Juarez at [ajuarez@keystonepacific.com](mailto:ajuarez@keystonepacific.com) for link.

*The final agenda will be posted on the pool gates. You may also obtain a copy of the agenda by contacting management at 949-381-3676.*

#### IMPORTANT NUMBERS

#### ASSOCIATION MANAGER:

**Andrea Juarez**  
Phone: 949-381-3676  
[ajuarez@keystonepacific.com](mailto:ajuarez@keystonepacific.com)

**Emergency After Hours: 949-833-2600**

Fax: 949-377-3309

#### COMMON AREA ISSUES/ CLUBHOUSE RESERVATIONS/ POOL KEYS:

William Tsai  
[wtsai@keystonepacific.com](mailto:wtsai@keystonepacific.com)  
949-477-0938

A replacement pool key cost \$100.00. Each key is numbered and is logged in the homeowner's account. Note the original key is free as you obtained the key in escrow from the seller.

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

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

#### ARCHITECTURAL DESK:

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

#### CLUBHOUSE FOBS:

Call Gary Moeller at 714-357-5596. Cost is \$75.00 and FOBS must be returned should you move and sell the unit. Make checks payable to: Pacific Island Village III

### 2022 ANNUAL ELECTION

The 2022 Annual Election Meeting will be moved to February 22, 2022. There are two (2) positions open for the 2022 Annual Election. The Election Notice and Ballot were mailed in early December. Keep an eye open for your election packet. If you do not receive your ballot, please contact Management at [ajuarez@keystonepacific.com](mailto:ajuarez@keystonepacific.com) to request one be sent to you.

### INSPECTOR OF ELECTIONS

Per the new election guidelines, Management can no longer act as inspector of elections. Pacific Island Village III, may hire an inspector of elections or (1 or 3) homeowners may volunteer to act together as inspector of elections. Interested homeowners are welcomed to review the PIV III Election Rules which are also available on the [kppm.com](http://kppm.com) website under governing documents. If you are interested, please contact management at [ajuarez@keystonepacific.com](mailto:ajuarez@keystonepacific.com) no later than February 15, 2022. Your support would be greatly appreciated!



### COMMON AREA MAINTENANCE REQUESTS

Please call Management if you see a broken sprinkler or an HOA common area maintenance issue that needs to be repaired. If you notice an issue with the landscaping or lighting, please email Management so the issue can be handled in a timely and efficient manner. If you have pictures of the issue, please submit them via email, to William Tsai at [wtsai@keystonepacific.com](mailto:wtsai@keystonepacific.com)

### ARCHITECTURAL REMINDER

As a reminder, if you are planning ANY type of exterior modifications to your home: **including but not limited to roofing, fencing, window replacement, etc.**, please remember you must **FIRST** submit the required architectural application for review and approval by the Architectural Committee **prior to commencement of any work. The application fee is \$50.00 for all submittals.**



**Architectural applications are either online at [piv3hoa.com](http://piv3hoa.com) under the "Association" tab, or by request by calling Keystone Pacific Property Management at 949-833-2600 or emailing William Tsai at [wtsai@keystonepacific.com](mailto:wtsai@keystonepacific.com).**

### TRASH ENCLOSURES

The Board would like to remind homeowners that the trash enclosures should not be used to dispose of large items, and that all trash should fit inside the trash cans and not left in the dumpster area. Please break down all cardboard boxes. The trash company does not pick up trash that is left outside the containers. **Please do not discard oil, paint, etc. in the trash containers as those items must be taken to the waste disposal located in Irvine at 6411 Oak Canyon.**



Also, if you have contractors doing work at your home, please have them take all construction related waste with them, to leave adequate room in the cans and enclosures for your neighbors.

Managed by Keystone  
16775 Von Karman Ave., Suite 100  
Irvine, CA 92606  
949-833-2600

# JANUARY 2022 REMINDERS

## COMMUNITY IMPORTANT INFORMATION

For after-hours association maintenance issues, please call (949) 833.2600 to be connected with the emergency service line. Please call 9-1-1 for life-threatening emergencies.

Street Sweeping Day - Friday

Trash Pick-Up Day - Friday

CR&R will pick up Christmas trees less than six feet tall through January 14th

KEYSTONE PACIFIC WILL BE CLOSED IN OBSERVANCE OF THE FOLLOWING HOLIDAYS

· New Year's, Friday, December 31, 2021 and Monday, January 3, 2022

## 2022 ANNUAL BUDGET

At the October Board meeting, the Board reviewed and approved the 2022 budget. Because we live in an older Community, repairs and replacements do occur more frequently. The Board, along with Management, carefully reviewed the proposed budget. Unfortunately, due to increases in water, landscape, and overall maintenance contracts, there will be an increase of \$16.00 to the 2022 assessments.

The new 2022 maintenance fees will be \$484.00 per month, starting January 1, 2021. The 2022 budget was mailed out before December 1, 2021.

## TOP FIVE RULES FOR BEING A GOOD NEIGHBOR

Each month Management receives calls and emails regarding neighbor to neighbor issues that could be easily resolved by talking to one another and following the rules. Here are a few guidelines to keep in mind.

1. Respect your neighbors and their privacy. Keep the volume of your music low.
2. Take care of our property and always clean up after yourselves, particularly in the trash enclosures.
3. Make sure to be mindful of fellow neighbors when walking your animals in the common areas and ensure dogs are on a leash.
4. Help watch out for your neighbor's home when they are gone.
5. If a problem does arise, talk calmly and kindly about it with each other. Always be kind.

## HOMEOWNERS MAY NOW RESERVE THE CLUBHOUSE.

The clubhouse and pool areas are now open again. The "Clubhouse Rules – Updated 4-2010" states that if you have 15+ guests, you must rent the clubhouse. A homeowner must submit an application, procure insurance, and obtain approval from Keystone Pacific Property Management prior to sending out invitations. Please note that you will be required to obtain a certificate of insurance naming Pacific Island Village III Homeowners Association and Keystone Pacific Property Management as additional insured. Remember to socially distance and wear masks at all times.

## ALERT!

Over the last few months, several non-residents have climbed the pool fence and have used the spa and caused vandalism. If you see unusual activity at the pool, call the Sheriff's Department as soon as possible at (949)-770-6011.

## ASSOCIATION SUPPLIED ELECTRICITY

The Board would like to remind all homeowners that the cost of electricity for electrical equipment and appliances (excluding small hand tools) located in detached garages is charged to the Association. These must be registered with the Association prior to their use. Per the Rules and Regulations, operable equipment and/or appliances **are subject to an additional monthly fee of \$25.00**. If you are having any interior repairs done in the home, please advise your contractors that they are **not** to use the detached garage electricity for their construction purposes. Charging hybrid or electric cars in detached garages is not permitted without Architectural Board Approval. Among other requirements, the installation of an electric vehicle charging station will also require SDG&E permits and City Permits for connection to the homeowner's electrical panel.

## BULK ITEM PICK UP

If people dump large items in the dumpster area, the cost for the items to be removed is \$90.00 to \$150.00 per item, depending on the item and size. The simple solution is that owners/tenants should call CR&R Disposal at (800) 826-9677 and use account number **#70-0017484-0** to have them removed. Each owner will get 1 or 3 large item pickups per year for free.

## HOMEOWNER ASSESSMENT ADDRESS CHANGE

Effective immediately, the payment address for assessments has changed to:

PO BOX 513380  
Los Angeles, CA 90051-3380

