

PACIFIC ISLAND VILLAGE III

www.piv3hoa.com



LANTERN LIGHTING

Special thank you! to all who participated in the luminaires lantern lighting event on Christmas Eve. Rocky, Lou Ann, Norm, Barbara, Christina, Soli, Hassan, Shannon, Bill and Bhavna. The Pacific Island Village III, Homeowners appreciate your effort to create such a beautiful event. This will become an annual event moving forward.



2022 ANNUAL ELECTION

The 2022 Annual Election Meeting will be held on February 22, 2022. There are two (2) positions open for the 2022 Annual Election. The Election Notice and Ballot will be mailed in early January. Keep an eye open for your election packet. If you do not receive your ballot, please contact Management at ajuarez@keystonepacific.com or (949) 381-3676 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 website under governing documents. If you are interested, please contact management at ajuarez@keystonepacific.com no later than February 15, 2022. Your support would be greatly appreciated!

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 under the "Association" tab, or by request by calling Keystone Pacific Property Management at 949-833-2600 or by emailing the architectural desk at architectural@keystonepacific.com

TRASH ENCLOSURES

The Board would like to remind homeowners that the trash enclosures should not be used to dispose of large items. All trash must fit inside the containers and not left in or near the trash enclosures as the trash company does not pick up trash left outside the trash containers or near the trash enclosures. Please break down all cardboard boxes to fit inside trash containers.



Please do not discard hazardous waste items such as: e-waste, batteries, light, oil, paint, etc. in the trash containers, as those items must be taken to the waste disposal center located in Irvine at 6411 Oak Canyon. Call (714)834-4000 to confirm their hours and/or ask questions.

Also, if you have contractors doing work at your home, they are required to take all construction related waste with them.

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, FEBRUARY 22, 2022 @ 6:00 P.M.

At the community clubhouse and zoom.

Email Andrea Juarez at 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

Emergency After Hours: 949-833-2600
Fax: 949-377-3309

COMMON AREA ISSUES/ CLUBHOUSE RESERVATIONS/ POOL KEYS:

Andrea Juarez
ajuarez@keystonepacific.com
949-381-3676

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
customer@keystonepacific.com

ARCHITECTURAL DESK:

Phone: 949-838-3239
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

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

FEBRUARY 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

Keystone Pacific will be closed in observance of the following Holiday:

Presidents Day - Monday, February 21, 2022.



HOMEOWNER ASSESSMENT

ADDRESS CHANGE

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

P.O. BOX 51338

Los Angeles, CA 90051-3380



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. Your current agent should be able to add the additional insured to your certificate for specific time frame of rental. 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, **IMMEDIATELY CALL THE SHERIFF'S DEPARTMENT 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.

Installing a charging station for hybrid or electric cars in detached garages is not permitted without PIV III 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.

PARKING RULE REMINDERS

Please remember that common area parking is Guest Parking between the hours of 2:00AM and 6:00AM, seven days a week. Guests staying past midnight or overnight must have their vehicle registered on the SAFELIST.

There are two ways to SAFELIST a Guest Vehicle with Patrol Masters:

1. Call 949-209-6370, 24 hours per day, seven days per week.
2. Log onto www.patrolmasters.com and follow instructions.

Please note that Patrol Masters has been instructed to not SAFELIST any vehicle more than fourteen times in a 180 day Period.

