

PACIFIC ISLAND VILLAGE III

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, April 26, 2022 @ 6:00 P.M.
At the community clubhouse and via 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:

Chien Lin

Phone: 949-377-1995

clin@keystonepacific.com

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

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

ANNUAL MEETING RESULTS

Thank you to all Homeowners, who were present in person or by proxy at the 2022 Annual Meeting. Congratulations to Bahman Bahrami, who was elected to serve a one (1) year term. The Board of Directors will reorganize at their next meeting scheduled for April 26, 2022. The Board's information will be updated on the Community Website and the newsletters moving forward. If you have any questions please feel free to reach out to the Community Manager Andrea Juarez at ajuarez@keystonepacific.com

COMMUNITY CLUBHOUSE ENTERTAINMENT

The Board of Directors is considering purchasing new smart TVs for the Community Clubhouse. The Board would also like to explore other avenues of entertainment such as music devices such as the Sonos Home System, Alexa Smart Home Device. The Board would like to get the input of the homeowners to see how many would be interested in these changes and would actually utilize them if they were available. Please reach out to the Community Manager Andrea Juarez at ajuarez@keystonepacific.com to provide your input for Board consideration.

POOL USE REMINDERS

Please remember to wash your bathing suits or have a separate bathing suit that you use when entering the community pool. The association had to close the pool due to black algae growing in both the pool and spa. The cost to drain and refill the pool with the already high water usage in addition to the cost of cleaning the pool and spa could be prevented, if all homeowners would be mindful of tracking in ocean growth and bacteria into the community pool. Also, note that the pool heater is off as of October 1st and will be turned back on in April. 1st. The Board of Directors appreciates your cooperation and understanding.

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

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

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. The trash company does not pick up trash that is not placed within the trash containers or outside the trash enclosures. Please break down all cardboard boxes to fit inside trash containers. **IN AN EFFORT TO MINIMIZE RODENT ISSUES, PLEASE MAKE SURE YOU CLOSE THE TRASH BIN LIDS.**

Please do not discard hazardous waste items such as: e-waste, batteries, light fixtures or bulbs, 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.

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

APRIL 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

NEXT BOD MEETING.

The next Board of Directors Meeting is scheduled for Tuesday, April 26, 2022, @6:00 P.M. at the Community Clubhouse and Zoom,

HEATING OF THE COMMUNITY POOL

The community pool will be heated from May 1, 2022 through October 1, 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 LLC, 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 consider wearing masks at all times to protect each other.

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.**

COMMON AREA REMINDERS

Please remember that common area landscape is the associations responsibility. At no time are Homeowners to give direction to the Landscape Company. Homeowners are not to maintain, cut or alter association landscape at any time. If you have a landscape issue, please send a request to the Community Associate Chien Lin at clin@keystonepacific.com and a work order will be issued.

MAINTENANCE RESPONSIBILITY

- **REAR DECKS:** Are the full responsibility of the homeowner to maintain, repair and replace. If you are planning on making repairs or replacing your rear deck, check with the City of Laguna Niguel, which has several new code changes that apply to decks. When replacing your deck the City will require the approval of the Association. Forms can be obtained from Andrea Juarez at her email address of ajuarez@keystonepacific.com and her Associate Chien Lin at clin@keystonepacific.com. Design changes are allowed with ARC approval and they must follow the City of Laguna Niguel requirements.
- **STUCCO:** All areas of the stucco on your unit and garage are the responsibility of the homeowners, unless they have been damaged by a common area sprinkler or tree.
- **ROOFS:** Unit and Garage roofs are the responsibility of the homeowners. Many roofs have already been replaced and if you have not replaced your original roof, it may be something to consider looking into.

