

JULY 2022

# PACIFIC ISLAND VILLAGE III

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



## HOMEOWNER'S WILDFIRE MITIGATION GUIDE

In light of the recent fires, the following website has helpful information. Knowing what actions we can take to be proactive against wildfires will bring peace of mind to all. Please look up the following link for helpful tips for your home to aid against possible fires. [https://ucanr.edu/sites/Wildfire/Publications\\_745/](https://ucanr.edu/sites/Wildfire/Publications_745/)

## 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 by emailing the architectural desk at [architectural@keystonepacific.com](mailto:architectural@keystonepacific.com)**

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

## 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.

## 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. If a Homeowner or tenant is found to be in violation, a fine will be imposed. This is a beautiful community let's keep it as such. Homeowners, will be responsible for tenets negligence. **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.***

## IMPORTANT CONTACT INFORMATION

### BOARD OF DIRECTORS:

**President:** Anne Naulls  
**Vice-President:** Gary Moeller  
**Secretary:** Elisa Nardulli  
**Treasurer:** James Vale  
**Member at Large:** Bahman Bahrami

### NEXT BOARD MEETING:

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

**Chien Lin**  
Phone: 949-377-1995  
[clin@keystonepacific.com](mailto: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](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

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



**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, June 28, 2022, @6:00 P.M. at the Community Clubhouse and Via Zoom

**KEYSTONE PACIFIC WILL BE CLOSED IN OBSERVANCE OF THE FOLLOWING HOLIDAY**

Monday, July 4th - Independence Day

**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.

**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.**

**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](mailto:ajuarez@keystonepacific.com) or Associate Chien Lin at [clin@keystonepacific.com](mailto: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.

**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. If you have any questions please reach out to Community Manager, Andrea Juarez at [ajuarez@keystonepacific.com](mailto:ajuarez@keystonepacific.com), for further information or to request and architectural application,

**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](mailto:clin@keystonepacific.com) and a work order will be issued.