

PACIFIC ISLAND VILLAGE III



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/

WATER CONSERVATION REMINDER

It has been reported by the Moulton Niguel Water District, that there are overages contributed to water leaks in various placed throughout the community. When reported Management notifies the landscape company to check for irrigation leaks. The recent water leaks have been residential usage. The Board of Directors and Management would like inform the Homeowner of the high water consumption, as the association pays the water bills. Please check all fixtures in your home, toilets, sinks, showers and report and noticeable leaks to Management for immediate action. This requires everyone's attention. Should you need to report an irrigation leak or have any question regarding this reminder, please send an email to the community associate and a work order and or requested information can be provided. Please email Ben Le at ble@keystonepacific.com.

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.

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, September 27, 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:

Ben Le
Phone: 949-381-3667
ble@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
customer-care@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

SEPTEMBER 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, September 27, 2022 @6:00 P.M. at the Community Clubhouse and Via Zoom

KEYSTONE PACIFIC WILL BE CLOSED IN OBSERVANCE OF THE FOLLOWING HOLIDAY

Monday, September 5, 2022 - Labor 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 or Associate Ben Le at ble@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, for further information or to request and architectural application.



Pacific Island Village III Homeowners 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 send the completed form to forms@keystonepacific.com no later than October 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 vent 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:
Pacific Island Village III Homeowners Association
c/o Keystone Pacific Property Management, LLC
16775 Von Karman Ave, Suite 100, Irvine, CA 92606