

PACIFIC ISLAND VILLAGE III

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NEW COMMUNITY MANAGER

Rana Alani will be the new Property Manager for the Pacific Island III Association. Some of you may have already met her at the landscape walk and/or at the clubhouse. Rana comes with several years of HOA Property Management experience. Please find Rana Alani's contact information listed in the right column. Rana looks forward to providing exceptional Property Management service to the community and Board of Directors.

UPCOMING ELECTION

It's almost that time of year again! The Annual Election of the Board of Directors will take place in January 2022. An application for Candidacy has been included with your October billing statement. If you are interested in running for the Board of Directors, please complete the candidacy statement and return to management no later than October 31, 2022 to have your name on the voting ballot and your candidacy statement included with the ballot mail out. Not sure what being a Board member entails? Contact Management with your questions at 949-481-1799. A PDF copy of the Application for Candidacy can also be e-mailed to you upon request. We look forward to your participation in this year's election!

HOMEOWNER'S WILDFIRE MITIGATION GUIDE

In light of the recent fires, the following website has helpful information. Knowing what actions to take to be proactive against wildfires may offer some peace of mind. Please visit the following link for helpful tips on Wildfire Preparation, Harden Your Home, Creating Defensible Space and Fire-Safe Landscaping, among other topics: https://ucanr.edu/sites/Wildfire/Publications_745/

WATER CONSERVATION REMINDER

Moulton Niguel Water District reported water overages contributed from water leaks in various places throughout the community. Management notified the landscape vendor to check the irrigation for any possible leaks. It is believed that the recent water leaks have emanated from residential usage. The Board of Directors and Management would like to remind Homeowners to conserve water when possible and to please check all fixtures in your home for any leaks or running toilets. Please report any HOA maintained water leaks to Management for immediate action. Should you need to report an irrigation leak, please send an email and photo, when applicable, to the Associate, Benjamin Le, at ble@keystonepacific.com and a work order will be generated.

BOARD OF DIRECTORS:

President: Anne Naulls
Vice-President: Gary Moeller
Secretary: Elisa Nardulli
Treasurer: James Vale
Member at Large: Rocky Shelton

NEXT BOARD MEETING:
Tuesday, October 25, 2022
6:00 PM at the community clubhouse and via zoom.

Email Rana Alani at
ralani@keystonepacific.com **for zoom meeting link.**

The final agenda will be posted on the pool gates. You may also obtain a copy of the agenda by contacting management at 949-491-1799

IMPORTANT NUMBERS **ASSOCIATION MANAGER:**

Rana Alani
Phone: 949-491-1799
ralani@keystonepacific.com

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

COMMON AREA ISSUES/ CLUBHOUSE RESERVATIONS/ POOL KEYS:

Benjamin 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@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 FOB's must be returned should you move and sell the unit. Make checks payable to: Pacific Island Village III

October 2022 REMINDERS



- 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: Fridays
- Trash Pick-Up: Fridays
- Board Meeting: Tuesday, October 25, 2022
Time: 6:00 PM
Location: Community Clubhouse and Via Zoom

HOMEOWNER ASSESSMENT

Please send assessment payments to:
P.O. BOX 51338
Los Angeles, CA 90051-3380

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, may have been preventable. Also, note that the pool heater is off as of October 1st and will be turned back on April 1st. The Board of Directors appreciates your cooperation and understanding.

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 additionally insured. Your current agent should be able to add the additionally insured to your certificate for the specific time frame of the Clubhouse 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 please contact:

SHERIFF'S DEPARTMENT (949) 770-6011.

MAINTENANCE RESPONSIBILITY

•**REAR DECKS:** Homeowner responsibility to maintain, repair and replace. If you are planning on making repairs or replacing your rear deck, contact the City of Laguna Niguel for the updated changes and any permit requirements. The City requires the HOA to sign off on the architectural application which can be obtained from the Property Manager, at ralani@keystonepacific.com or the 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:** Homeowner responsibility.

•**ROOFS:** Homeowner responsibility.

*Many roofs have been replaced. Please have a licensed professional perform a roof inspection before you experience a costly roof leak.

ASSOCIATION SUPPLIED ELECTRICITY

The Board would like to remind Homeowners that the electrical outlets located in the detached garages is charged to the HOA and work utilizing these outlets must be registered with the Association prior to 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 electrical outlet for construction purposes.

The charging of hybrid and/or electric vehicles, in detached garages, is prohibited unless approved by the Architectural Committee and/or Board. The installation of electric vehicle charging stations require SDG&E permits and City Permits for connection to the Homeowner's electrical panel. For additional questions please contact the Property Manager, Rana Alani, at ralani@keystonepacific.com.