

## PACIFIC ISLAND VILLAGE III

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



### NEW COMMUNITY MANAGER

Rana Alani is the new Property Manager for the Pacific Island III Association. Some of you may have already met her at a 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 2023. Not sure what being a Board member entails? Contact Management with your questions at 949-481-1799. We look forward to your participation in this year's election!

### TRASH ENCLOSURES

The Board would like to remind homeowners that the trash enclosures should not be used to dispose of large items, and that all trash should fit inside the trash cans and not left in the dumpster area.

Please break down all cardboard boxes.

The board has approved a proposal from Personal Touch Janitorial Services to pressure wash all trash enclosures due to the abundance of trash residue from trash being dragged into the trash enclosure and not properly disposing of the trash.

Trash companies do not pick up trash that is left outside of a container. They also do not move trash blocking a container and will omit emptying it if this is the case.

***Please do not discard oil, paint, etc. in the trash containers as those items must be taken to waste disposal located in Irvine at 6411 Oak Canyon.***

If you have contractors working at your home, please have them take all construction related waste with them, to leave adequate room in the cans and enclosures for your neighbors.

If bulk items need to be picked up, please contact Management to coordinate pick up with CR&R. At no time are bulk items allowed to be stored in or around trash enclosures. Items scheduled for bulk pick up will need to be put outside for pick up no earlier than 24 hours prior to scheduled pick up. Please label the items, with the date of the pick up, so they do not appear to be abandoned items.

### 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, December 6, 2022  
6:00 PM at the community clubhouse and via zoom.

Email Rana Alani at [ralani@keystonepacific.com](mailto: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](mailto:ralani@keystonepacific.com)

**Emergency After Hours:**  
**949-833-2600**

### COMMON AREA ISSUES/ CLUBHOUSE RESERVATIONS/ POOL KEYS:

**Benjamin Le**  
Phone: 949-381-3667  
[ble@keystonepacific.com](mailto: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 during Escrow, from the seller.

### BILLING QUESTIONS/ADDRESS CHANGE/ WEBSITE LOGIN:

Phone: 949-833-2600  
[customer-care@keystonepacific.com](mailto:customer-care@keystonepacific.com)

**ARCHITECTURAL DESK:**  
[architectural@keystonepacific.com](mailto: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

Managed by Keystone  
16775 Von Karman Ave., Suite 100  
Irvine, CA 92606

## November 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

Next Board Meeting: Tuesday, December 6, 2022

Daylight savings takes effect: Sunday, November 6, 2022.

(Do not forget to turn your clocks back an hour)

KEYSTONE PACIFIC CLOSED IN OBSERVANCE OF THE FOLLOWING DAYS

Veterans Day, Friday, November 11, 2022

Thanksgiving, Thursday, November 24, 2022

Friday, November 25, 2022



### HOMEOWNER ASSESSMENT

Please send assessment payments to:

**P.O. BOX 51338**

**Los Angeles, CA 90051-3380**

## WHAT IS A PUD AND WHY YOU SHOULD CARE

PUD is an acronym for Planned Unit Development which is what Pacific Island Village III is. It is not a condominium as some people think. In fact, many Real Estate Professionals assume our community is a condominium development. The two are very different. A PUD is deemed the same as a single-family residence. Ownership is in fee simple, which means you have the highest and strongest form of ownership that exists. It also means you own the land and the home that is built on that land. Usually, PUDS are attached but can also be free standing as some are in our community. A PUD has an association which is responsible for maintaining the pool, spa, clubhouse, and other common areas. Many prospective homeowners assume the HOA takes care of the exterior of their home because they confuse a PUD with a Condo. As per our governing documents the HOA is not responsible for roofs, windows, doors, plumbing leaks, failing decks, termites, or any other part of the home. Not all PUDS are like ours and can vary from state to state. There can be some differences in the governing documents. For example, most PUDS do not pay for your water, cable bill, or insurance on your home. When our community was formed, approximately 49 years ago, these were included in our governing documents as the HOA'S responsibility. Newer PUD developments usually do not include these things, and if they do it is of course reflected in the HOA fees charged. We have approximately eight acres of developed land and approximately 16 acres of undeveloped land surrounding our community. This is a lot of land for just 84 homeowners to take care of financially, but it's the price we pay for such a beautiful community.

## ASSOCIATION SUPPLIED ELECTRICITY

The Board would like to remind Homeowners that the electrical outlets, located in the detached garages, are 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](mailto:ralani@keystonepacific.com).

## COMMON AREA REMINDERS

Please remember that the common area landscape is the association's responsibility. At no time are Homeowners to give direction to the Landscape crew members. Homeowners are not to maintain, cut or alter the association landscape at any time. If you have a landscape issue, please send a request to the Community Associate, Benjamin Le, at [ble@keystonepacific.com](mailto:ble@keystonepacific.com) and a work order will be issued.

# APPLICATION FOR CANDIDACY FOR THE BOARD OF DIRECTORS

Dear Homeowner:

The Annual Election will be held in . If you are interested in serving on the Board, please complete this application and return it to **KEYSTONE** by 5:00 PM on . For specific candidate qualifications, please contact Management for a copy of your community's Election Rules.

**Members are encouraged to confirm their personal contact information by the deadline set forth for submitting nominations to ensure that Members have an opportunity to review their personal information at least thirty (30) days before ballots are mailed.**

NAME: \_\_\_\_\_

(Note: Be sure to complete and return verification information on page 2 of this application)  
Candidacy statement needs to be kept to one page. Please type in the information requested below.

WHY WOULD YOU LIKE TO SERVE AS A BOARD MEMBER?

WHAT IS YOUR BACKGROUND?

WHAT IS YOUR VISION FOR THE COMMUNITY AND WHAT WOULD YOU LIKE TO ACCOMPLISH DURING YOUR TERM OF OFFICE?

**PLEASE NOTE: PER CALIFORNIA CIVIL CODE SECTION 5105(a), A COPY OF THIS FORM MAY BE INCLUDED WITH THE OFFICIAL BALLOT. THE CANDIDATE/MEMBER IS SOLELY RESPONSIBLE FOR THE CONTENT OF THIS COMMUNICATION. THE ASSOCIATION DOES NOT EDIT OR REDACT ANY CONTENT**

# APPLICATION FOR CANDIDACY FOR THE BOARD OF DIRECTORS

## HOMEOWNER VERIFICATION INFORMATION

ADDRESS: \_\_\_\_\_

WORK PHONE NUMBER: \_\_\_\_\_

HOME PHONE NUMBER: \_\_\_\_\_

CELL PHONE NUMBER: \_\_\_\_\_

E-MAIL ADDRESS: \_\_\_\_\_

I, \_\_\_\_\_, hereby certify that the information above is true and correct and that I have not been convicted of a crime which, if elected, would either prevent the Association from purchasing fidelity bond coverage required by California Civil Code section 5806 or terminate the Association's existing fidelity bond coverage.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

To request an electronic copy of the Candidacy Application, please contact [reconnect@keystonepacific.com](mailto:reconnect@keystonepacific.com).

Completed Candidacy Applications must be submitted to [reconnect@keystonepacific.com](mailto:reconnect@keystonepacific.com) or to the following address before the deadline: