

PACIFIC ISLAND VILLAGE III

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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 949-833-2600. We look forward to your participation in this year's election!

DECORATION SAFETY TIPS

Check each set of lights, new or old, for broken or cracked sockets, frayed or bare wires, or loose connections. Discard damaged sets or repair them before using. Use no more than three standard size sets of lights per single extension cord. Turn off all lights on trees and other decorations when you go to bed or when you leave the house, as lights could short and start a fire.

Keep a fresh tree watered regularly and please keep it away from fireplaces, radiators, or other heat sources.

Candle safety—Always use non-flammable holders specifically rated for candle usage and Place candles where they cannot be knocked down or blown over. Since traditional luminaries are fire hazards, investigate alternative light sources such as glow sticks or battery-operated candles.

Before lighting any fire, remove all greens, boughs, papers, and other decorations from the fireplace area. Check to make sure that the flue is open. Perhaps it is time to have your fireplace serviced and/or cleaned. Please remove holiday decorations by January 14, 2023.

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, and a work order will be issued.

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, January 24, 2023
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) 833-2600*

IMPORTANT NUMBERS ASSOCIATION MANAGER:

Rana Alani
Phone: (949) 833-2600
ralani@keystonepacific.com

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

COMMON AREA ISSUES/ CLUBHOUSE RESERVATIONS/ POOL KEYS:

Benjamin Le
Phone: 949-833-2600
ble@keystonepacific.com

A replacement pool key cost is \$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
customercare@keystonepacific.com

ARCHITECTURAL DESK:

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

December 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 Day: Fridays

Trash Pick-Up Day : Fridays

CR&R will pick up Christmas trees less than six feet tall through January 14th

Next Board Meeting: Tuesday, January 24, 2023

KEYSTONE PACIFIC CLOSED IN OBSERVANCE OF THE FOLLOWING DAYS

Christmas Eve, Friday, December 23, 2022

Christmas Day, Monday, December 26, 2022

New Year's Day, Monday, January 2, 2023



HOMEOWNER ASSESSMENT

Please send assessment payments to:

P.O. BOX 51338

Los Angeles, CA 90051-3380

2023 ANNUAL ASSESSMENT INCREASE

As you may know, your fiscal year begins on January 1, 2023. Your Board of Directors worked closely with Keystone Pacific Property Management, LLC, including a comprehensive review of the reserve study as prepared by Advanced Reserve Solutions. The Board reviewed the operating and reserve budget to ensure that sufficient funds will be available to meet future operations and that reserves are funded to the appropriate levels. In evaluating the 2023 budget, the Pacific Island Village III Board of Directors made great efforts to keep costs down, but with the rising costs of labor, water, electricity, etc., the operating balance needed to be increased. As a result of the review, the Board has determined that assessments will increase \$11.00 for the fiscal year 2023 (January 1, 2023 through December 31, 2023). The new monthly assessments will be \$495.00 per unit, per month. Please be sure to increase your auto payments through your banking agent. Homeowners who are signed up via Keystone's ACH billing will update automatically.

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 prior to issuing a permit. Forms can be obtained from Rana Alani, at ralani@keystonepacific.com, or the Associate Ben Le, at ble@keystonepacific.com. Please be sure to always submit an architectural application and receive ARC approval prior to the commencement of any exterior modifications. Homeowners must also abide by all City of Laguna Niguel permit 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 an HOA maintenance item.

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 researching and budgeting for.

SAFETY FIRST SCAMS & SELF-PROTECTION

Homeowners be extra diligent about bad actors posing as delivery people or service technicians during the holiday season. Never let any unknown visitors into your home unless you have scheduled the service.

Never give out personal information to anyone in response to phone solicitations.

If homeowners see questionable people/unusual activities, please contact the Sheriff's Department at (949)-770-6011.

