

November 2016

# PACIFIC ISLANDS VILLAGE III

www.piv3hoa.com

Professionally Managed by Keystone Pacific Property Management, Inc. - 16775 Von Karman, Ste. 100, Irvine, CA 92606

## 2017 ANNUAL ELECTION

The Annual Election Meeting is scheduled to take place on January 26, 2017. The Candidacy statement was mailed out with the October statement. If you are interested in being a Board member, complete the Candidacy statement and return by October 31, 2016.

There are three (3) positions open for the January 26, 2017 Annual Election. The Election Notice and Ballot will be mailed out in early December.



## PETS

The Board would like to remind all homeowners and tenants that the Association enforces the following rules from Orange County Code Enforcement.. Please note , that if you are found in violation of these rules you may receive a courtesy letter to remind you of this matter.

### OCCO 4-1-45 Restraint of dogs states in

**part:** "No person owning or having charge, care, custody, or control of any dog shall cause or permit, either willfully or through failure to exercise due care or control, any such dog to be upon any public property unless such dog be restrained by a substantial chain, or leash not exceeding six (6) feet in length, and is under the charge of a person competent to exercise care, custody, and control over such dog". You must keep your dog leashed anytime your dog is off your property. Your dog must be on a leash no longer than six (6) feet in length and in the care of a competent adult. There are designated 'dog parks' throughout Orange County that lawfully allow the absence of a leash.

**OCCO 4-1-50** Dogs to be curbed states in part: "A person having custody of any dog shall not permit, either willfully or through failure to exercise due care or control, any such dog to defecate or urinate upon any public area, private property, County park or beach. **The person having custody of any dog shall immediately remove any feces deposited by such dog**". Please clean up after your pet.

## **BOARD OF DIRECTORS:**

**President:** Saundra Mulato  
**Vice-President:** Gary Moeller  
**Treasurer:** Jim Vale  
**Secretary:** Elisa Nardulli  
**Member-at-Large:** Dan Di Giacomo

## **NEXT BOARD MEETING:**

**No November—meeting due to Thanksgiving**  
**The December meeting has been scheduled for December 12, 2016**  
6:00 P.M. @ Community Clubhouse  
31110 Flying Cloud Drive  
Laguna Niguel CA 92677

*The final agenda will be posted at the bulleting board at the pool. You may also obtain a copy of the agenda by contacting management at 949-838-3207.*

## **IMPORTANT NUMBERS:**

### **ASSOCIATION MANAGER:**

**Bea Garrahy**  
Phone: 949-838-3207  
**Emergency After Hours: 949-833-2600**  
Fax: 949-833-0919  
bgarrahy@keystonepacific.com

### **COMMON AREA ISSUES:**

**Ernan Gama**  
Phone: 949-838-3269  
egama@keystonepacific.com

### **BILLING QUESTIONS/ ADDRESS**

**CHANGES/ WEBSITE LOGIN:**  
Phone: 949-833-2600  
customercare@keystonepacific.com

### **ARCHITECTURAL DESK:**

Phone: 949-838-3239  
architectural@keystonepacific.com

### **INSURANCE BROKER:**

(Name) / (Address) / (Phone)

### **CLUBHOUSE RESERVATIONS:**

Obtain Reservation form on the website and submit with required deposits.

### **POOL KEYS:**

Contact Lilly Luong at 949-838-3207.  
1st key is at no charge and replacement or additional keys are \$100.00.

## November 2016 REMINDERS

- Keystone Pacific Closed in Observance of Thanksgiving - Thursday, November 24th & Friday, November 25th

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.

- Trash Pick-Up Day - Fridays  
Please remove trash cans from the common areas after this day.
- The November meeting has been cancelled.
- Next Meeting:  
Monday, December 12, 2016 - Board Meeting @ 6:00 P.M.  
Location: Community Clubhouse  
31110 Flying Cloud, Laguna Niguel, CA

### SIGN UP FOR COMMUNITY E-NEWS

Sign up to receive news and updates pertaining to our community association via email.

To sign up, please register from the "Update My Profile" page once you have logged into your billing account at [www.keystonepacific.com](http://www.keystonepacific.com).

### SIGN UP FOR THE ACH PROGRAM

Save time and money and never miss a payment again! Sign up to have your assessment payments automatically debited from your checking or savings account. Please call Customer Care at 949-833-2600 or send an e-mail to [customer care@keystonepacific.com](mailto:customer care@keystonepacific.com) to request an ACH application.

### COMMON AREA LANDSCAPE

Pacific Landscape Group, is the landscape company that has been maintaining the common area in the community. There are two men on site during the week and they will be working on a rotation schedule through the month. The crew will be doing routine work in that specific area.

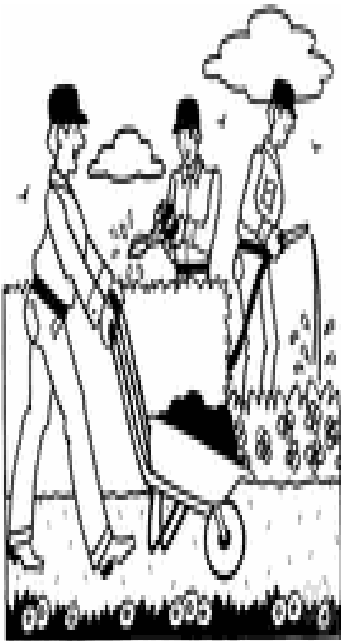
Please do not ask them to do any extra projects while they are in your areas, as they are scheduled to complete routine work during the week.

*Any requests should be sent to Keystone Pacific Property Management, Inc. to the attention of Ernan Gama at [egama@keystonepacific.com](mailto:egama@keystonepacific.com) or at 949-838-3269*

and a work order will be sent to PLG for scheduling. If it is an emergency, i.e. irrigation repair or fallen tree then these will be addressed as needed.

The Board will be reviewing tree trimming, and over-all maintenance, with Pacific Landscape Group, in an effort to address the many projects which are needed.

The work on fuel modification is also being reviewed and most work in this area will be scheduled from January through June. Please be patient as it will take time to see any major improvement in the landscape, but it will look better over time. Thank you for your cooperation.

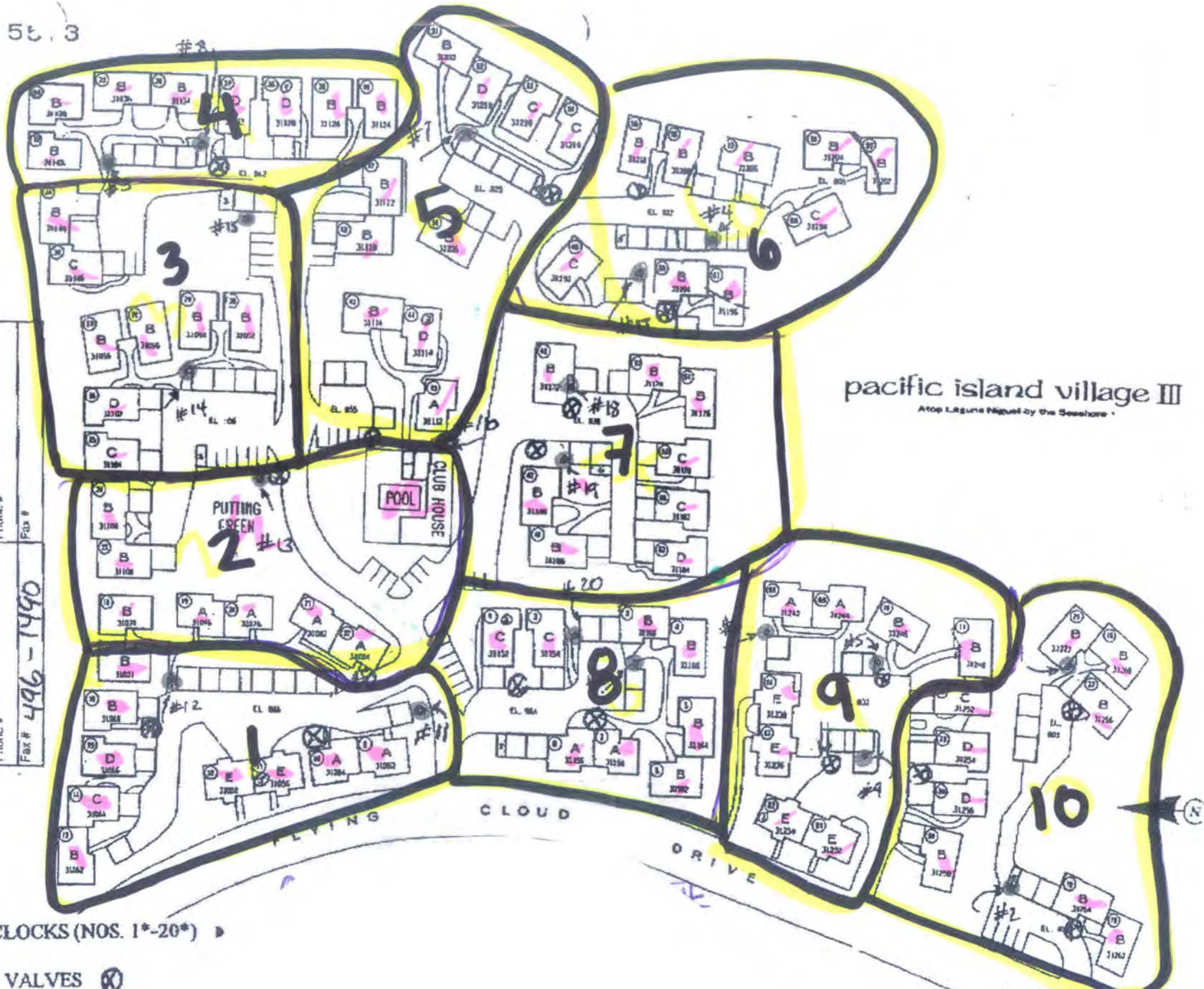


### SEPTEMBER 22, 2016 BOARD MEETING HIGHLIGHTS

- **Architectural Application** – The Board approved to adopt Architectural Application with a \$25.00 processing fee and it will be mailed to the membership for 30 day comment period.
- **Maturing CD**– The Board made the decision to have the CD which matures on September 30, 2016, in the amount of \$200,000.00 to roll over into the money market account to cover future repairs.
- **2017 Draft Budget** – The Board is reviewing the reserve study to make adjustments to long term repairs which will be incorporated into the revised draft budget.
- **Clubhouse Rules & Regulations** – The Board reconfirmed the revised Clubhouse Rules & Regulations which were adopted on August 19, 2015.
- **Landscaping** – The Board will meet with Pacific Landscape Group in October to review the landscape maintenance for tree trimming and scheduling general landscape requests submitted by homeowners.



Date	5/30	# of pages	1
Post-It Fax Note	7671		
To	JOE LONG		
From	JERRY		
Co.		Phone #	
Phone #		Fax #	
Fax #	496-1490		



May-30-00 11:04A

CONTROL CLOCKS (NOS. 1\*-20\*)

TURN OFF VALVES

LAGUNA SHORES M.  
FEBRUARY 1996