

January 2017

PACIFIC ISLANDS VILLAGE III

www.piv3hoa.com

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

HAPPY NEW YEAR!

Here's a toast to the future,
A toast to the past,
And a toast to our friends, far and near.
May the future be pleasant;
The past a bright dream;
May our friends remain faithful and dear.



ANNUAL ELECTION AND MEETING

The Annual Election will be held January 26, 2017, at 6:00 P.M. at the Community Clubhouse, 31110 Flying Cloud, Laguna Niguel, CA. Please **mail your ballot**; we need to make quorum or another meeting will need to be scheduled at additional costs to the homeowners.



Remember to insert the white ballot envelope into the special brown envelope, and don't forget to write your information in the upper left hand corner and **sign it** or your ballot will be invalid.

HOW TO VOTE

Valid Ballots – Secret Ballot System – It's easy!

- Fill out the Ballot – vote for your choice

of Directors and on the IRS ruling. Please read it carefully.

- Place the Ballot in the plain white envelope.
- Place the plain white envelope in the special brown envelope.
- Print your name and address, clearly, on the upper left hand corner and then **SIGN IT** under your address.

Mail it back to Keystone Pacific – The Special Brown Envelope has been addressed and the postage is paid.

BOARD OF DIRECTORS:

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

NEXT BOARD MEETING:

Thursday, January 26, 2017
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:

Lilly Luong
Phone: 949-838-3269
lluong@keystonepacific.com

BILLING QUESTIONS/ ADDRESS CHANGES/ WEBSITE LOGIN:

Phone: 949-833-2600
customer@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.

January 2017 REMINDERS

- Keystone Pacific Closed in Observance of New Year's - Monday, January 2nd
- 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.
- Thursday, January 26, 2017 - Board Meeting @ 6:00 P.M.
Location: Community Clubhouse
31110 Flying Cloud, Laguna Niguel, CA.

SIGN UP FOR COMMUNITY E-NEWS

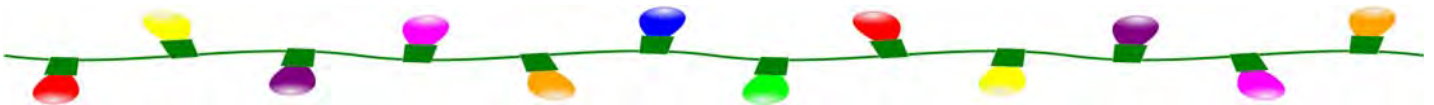
Sign up to receive news and updates pertaining to our community association via email. To sign up, please register from the "Update My Profile" page once you have logged into your billing account at www.keystonepacific.com.

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 to request an ACH application.

HOLIDAY DECORATIONS

During the holidays, decorations help make the community more festive. Please keep in mind, that you should be removing them soon after the holidays. The general rule is to remove them a week after New Years or no later than January 14, 2017.



CHRISTMAS TREE RECYCLING

Christmas trees will be collected for the first two weeks following Christmas Day on your regular collection day.

Important reminders:

- Trees taller than 6 feet will need to be cut in half
- Remove all tinsel, ornaments and stands
- Flocked trees will be collected, however, not recycled
- Put your tree out for pick up, the night before your regular collection day!



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 schedule to complete routine work during the week

Any requests should be sent to Keystone Pacific Property Management, Inc. to the attention of Lilly Luong at lluong@keystonepacific.com or at 949-838-3269 and a work order will be sent to PLG for scheduling. 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.