

February 2017



# PACIFIC ISLANDS VILLAGE III

www.piv3hoa.com

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

*Happy  
Valentine's  
Day*

Join your neighbors for a  
**Valentine Party**  
Friday February 10, 2017  
6 P.M. at the PIV III Clubhouse

Bring an Appetizer to Share and  
your beverage of Choice

## TRASH ENCLOSURES

Management has been notified that construction debris and large items are being left inside the trash dumpsters and these items will not be picked up by the waste management company. All trash should be placed inside the trash cans provided and not left inside the trash enclosures. If you are having construction done inside your home, then the contractor should be removing all materials and debris from the community and not leave in the Association trash cans or enclosures. Please remember that the trash containers are for the use of residents only! Report any violators to Management.

Homeowners are allowed to have 1 large item pickup each year, with restrictions on size and type of item. If you have a large item that needs to be disposed of, please contact Lilly Luong at 949-838-3269 to schedule a pick up. Lilly will obtain the necessary

information to have the items picked up and let you know when to have it outside of your garage.

Please do not leave it in the trash dumpsters, as the Association may have to pay extra to have these items collected. If your discard items that do not fit into the trash bin, please do not leave them in the enclosures.

Please take the time to break down cardboard boxes and place them inside the trash container not inside the enclosure as the driver will not

collect items left inside the trash enclosure.

Let's all work together to keep our community neat and clean.

Thank you for your cooperation.



## **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, February 23, 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.

## February 2017 REMINDERS

- Keystone Pacific Closed in Observance of President's Day - Monday, February 20th
- 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, February 23, 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](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 [customercare@keystonepacific.com](mailto:customercare@keystonepacific.com) to request an ACH application.

## SPA AND JACUZZI RULES AND REGULATIONS

- *Shower before entering the spa. Bring your own towel. Paper towels are for hand/face use only. Do not use paper towels in the shower for any purpose.*
- Soap, detergents, body wash, etc. are not permitted in the spa.
- Set spa aerator to operate for more than 5 minutes to ensure automatic turnoff.
- The spa closes at 10:00 p.m.
- Individuals under the age of 14 years may not use the spa. No small children in the spa.
- No jumping or horseplay in the spa or spa area.
- No food or glass containers permitted in the spa or spa area.
- The water temperature of the spa will be maintained at 102-104 degrees year round.
- Individuals with an infectious or contagious physical condition, may not use the spa.



### WHAT TO DO IN CASE OF AN EMERGENCY



If you have an after hours common area emergency, call (949) 833-2600 and follow the emergency service prompts. The on-call manager will return your call and gather the necessary information from you. Please be ready to tell the emergency service the name of your Association, the location of your Association Laguna Niguel and your property address in order to process your call efficiently.

### 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. 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 Lilly Luong at [lluong@keystonepacific.com](mailto:lluong@keystonepacific.com) or at 949-838-3269* and a work order will be sent to PLG for scheduling during the week of the rotation. Thank you for your cooperation.