

March 2017

# PACIFIC ISLANDS VILLAGE III

www.piv3hoa.com

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

May your pockets be heavy and your heart be light.  
May good luck pursue you each morning and night.  
May good luck be your friend in whatever you do and  
May trouble be always a stranger to you. ~Irish Blessing



Daylight Savings begins  
Sunday, March 12, 2017  
Do not forget to set your  
clocks forward!

## 2017 ANNUAL ELECTION

The 2017 Annual Election was held on January 26, 2017 at the Community Clubhouse. The following homeowners were elected to serve as the Board of Directors for the Pacific Islands Village III for a two year term.

Gary Moeller – Term Expires January 2019  
Elisa Nardulli – Term Expires January 2019  
Rocky Shelton – Term Expires January 2019

The Board also wishes to thank everyone for returning their election ballots within the designated timeframe.

## JANUARY 26, 2017 BOARD MEETING HIGHLIGHTS

- The Board approved two proposals from Pacific Landscape Group, to install 2 trees in the community, at a cost of \$179.00.
- The Board approved the Delinquency Policy as presented by Keystone Pacific Property Management LLC
- The Board agreed to approve the proposal from Pacific Landscape Group, to install a new yard drain at 31078 Flying Cloud, at a cost of \$480.00.

### BOARD OF DIRECTORS:

**President:** Saundra Mulato  
**Vice-President:** Gary Moeller  
**Treasurer:** Jim Vale  
**Secretary:** Elisa Nardulli  
**Member-at-Large:** Rocky Shelton

### NEXT BOARD MEETING:

**Thursday, March 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.



## March 2017 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.
- Trash Pick-Up Day - Fridays  
Please remove trash cans from the common areas after this day.
- Thursday, March 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 [customer care@keystonepacific.com](mailto:customer care@keystonepacific.com) to request an ACH application.

### 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 then 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.

### COMMON AREA REQUEST

Please contact Lilly Loung at 949.838.3269 or via email at, [lluong@keystonepacific.com](mailto:lluong@keystonepacific.com) if you have any requests regarding the common area maintenance for the community. For example, if a sprinkler is running or there are other landscape issues, or you need an architectural application, Lilly can place a work order for these issues or e-mail the architectural application to

