

April 2017

PACIFIC ISLANDS VILLAGE III

www.piv3hoa.com

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

ASSOCIATION SUPPLIED ELECTRICITY

The Board would like to remind all homeowners, that the cost of electricity for electrical equipment and appliances' (excluding small hand tools), located in unattached garages is charged to the Association. These must be registered with the Association prior to their use. Per the Rules and Regulations, operable equipment and/or appliances **are subject to a monthly fee of \$25.00**. If you are having any interior repairs done in the home, please advise your contractors that they are **not** to use the unattached garage electricity for their construction purposes.

Charging of hybrid or electric cars in an unattached garage is not permitted and requires Architectural Board Approval and installation of an electric vehicle charging station which also requires SDG&E permits, City Permits for connection to homeowners' electrical panel .

MAINLINE SEWERS

Due to the recent heavy rains, there have been occurrences where the main sewers have backed up and caused significant damage to homes.

To help prevent sewer backups we ask that you not put the following items down the drain or flush down the toilet: baby wipes, hand wipes, diapers, Kleenex, paper towels and most importantly, Kitty Litter. These products expand in water and can cause severe blockage, especially Kitty Litter which can expand to 50 times it's size. Coffee grounds, asparagus stems, artichoke leaves and celery can also be a problem.

The repairs related to sewer backups are costly and may result in additional assessments from the Association.

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, April 27, 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.



April 2017 REMINDERS

- Keystone Pacific Closed in Observance of Good Friday - Friday, April 14th
- 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, April 27, 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 customercare@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. 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, LLC 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 during the week of the rotation. Thank you for your cooperation.



WHAT TO DO IN CASE OF A NON LIFE THREATENING 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 and your property address in order to process your call efficiently.



COMMON AREA REQUEST

Please contact Lilly Loung at 949.838.3269 or via email at 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 you.

