

May 2017

Mother's Day

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.

POOL AND CLUBHOUSE REMINDERS

Pool Heated from May 1, 2017 to October 31, 2017.

Pool Hours : Sunrise to 10:00 P.M.

Clubhouse Hours: Sunday – Thursday 8:00 A.M. to 10:00 P.M. and 8:00 A.M. to 11:00 P.M. Friday and Saturday. Reservations required for private parties.

Only Pacific Island Village III homeowners may reserve the Clubhouse for special events. If you are interested in reserving the Clubhouse, please contact Lilly Luong to confirm that the date you want to have your event is available.

You can obtain the Reservation form on the community website at: piv3hoa.com Depending upon the number of guests you have there may be a rental fee and security deposit required upon the submission of the reservation form.

Please remember that the pool and spa cannot be reserved.

BOARD OF DIRECTORS:

President: Sandra Mulato

Vice-President: Gary Moeller

Treasurer: Jim Vale

Secretary: Elisa Nardulli

Member-at-Large: Rocky Shelton

NEXT BOARD MEETING:

Thursday, May 25, 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.



May 2017 REMINDERS

- Keystone Pacific Closed in Observance Memorial Day - Monday, May 29th
- 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.
- Tuesday, May 25, 2017 - Board Meeting @ 6:00 P.M.
Location: Keystone Pacific Property Management, LLC
30021 Tomas, Suite 160, Rancho Santa Margarita, 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.

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.

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.