

August 2017

PACIFIC ISLANDS VILLAGE III

www.piv3hoa.com

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



ROAD WORK

The Board of Directors has signed a contract with paving contractor, City Services, to repair and seal coat our streets.

Some of the streets, 31052-31084 and from the clubhouse to 31146, will have the complete asphalt removed and replaced with new asphalt and larger surface drain swells. This is a continuation of the plan initiated several years ago to eventually replace all the streets.

Those streets which have deteriorating asphalt sections will be repaired and all streets will receive two layers of seal coating after the new asphalt has had time to settle and cure.

At the present time we expect to start August 21 with the asphalt and then return September 19th for the seal coating.

City Services will distribute notices and maps prior to commencing any work. Once work begins homeowners/residents should plan on parking needed cars on the street.

SLOW DOWN

Management has received several calls regarding speeding within the complex. Be aware there are children playing and people walking their dogs. Please take caution when driving on PIV III streets and do not exceed 15 MPH Speed.

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.

BOARD OF DIRECTORS:

President: Saundra Mulato

Vice-President: Gary Moeller

Treasurer: Jim Vale

Secretary: Elisa Nardulli

Member-at-Large: Christine Johnson

NEXT BOARD MEETING:

Tuesday, August 22, 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:

Trina Alexander

Phone: 949-430-5837

Emergency After Hours: 949-833-2600

Fax: 949-833-0919

talexander@keystonepacific.com

COMMON AREA ISSUES:

Lilly Luong

Phone: 949-838-3269

lluong@keystonepacific.com

BILLING QUESTIONS/ ADDRESS CHANGES/ WEBSITE LOGIN:

Phone: 949-833-2600

customercare@keystonepacific.com

ARCHITECTURAL DESK:

Phone: 949-838-3239

architectural@keystonepacific.com

INSURANCE BROKER:

Farmers Insurance

Lew Cohen

4680 Wilshire Blvd, Los Angeles, CA

949-495-8001

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.

August 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.
- Tuesday, August 22, 2017 - Board Meeting @ 6:00 P.M.
Location: Community Clubhouse
31110 Flying Cloud, Laguna Niguel,



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.



RATS, MOLES AND GROUND SQUIRRELS

The rat, mole and ground squirrel population is increasing all over PIV III. Based on discussion with OC Vector Control, it appears they are feasting on bird seed and fruit laying on the ground.

If you have a bird seed feeder we ask that you please remove it and all bird seed from the area plus if you see fruit laying on the ground please pick it up and put it in a trash container.... we will request landscaping to do the same.

These rodents are digging tunnels on the hillsides and under foundations which is undermining the structural integrity of our buildings and slopes.

Thank you for your cooperation in this matter.

TRINA ALEXANDER NAMED NEW MANAGER

Hi, my name is Trina Alexander and I am the new Property Manager for Pacific Islands Village III. Should you have any questions, please feel free to contact me at (949) 430-5837 or via email at

tal Alexander@keystonepacific.com. For common area maintenance issues please contact my Associate, Lilly Luong, at (949) 430-3269 or via email at lluong@keystonepacific.com



WELCOME NEW BOARD MEMBER CHRISTINA JOHNSON

The Board appointed Christina Johnson, daughter of original homeowners Dorothea and Fred Purdy, to fill the vacancy created by Rocky Shelton who was transferred to Denver. Christina was a teacher for 15 years and over the years has volunteered for many organizations. While visiting her parents she was able to watch PIV III grow and develop into the community you see today.