

September 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 seal coat our streets starting September 19th—September 21st.

City Services and Keystone Pacific will distribute notices and maps prior to commencing any work, similar to the notice sent out on August 7th regarding the asphalt work. Once work begins homeowners/residents should plan on parking needed cars on the street. Information will also be up on the website.

Be A Good Neighbor 7 Good Reasons To Leash Your Dog

Virtually every community throughout Southern California has a leash law. The law requires that dogs be kept on a leash at all times when on public property. While on your exclusive use private property, dogs must be under the control of their owners. The intent of this law is to protect the health and safety of the public and to protect your pet. The use of a leash will benefit you, your neighborhood, and your pet. There are many good reasons to keep your dog on a leash.

1. It's a good neighbor policy, preventing your dog from trespassing on neighbor's property during your walk. It also keeps your dog from jumping on people you encounter, ensuring that your dog has the chance of being properly introduced.
2. A leash is commonly referred to as "Your Pet's Lifeline," protecting your pet from traffic and unrestrained animals. Accidents or animal bites are greatly reduced when responsible pet owners obey the leash law.
3. It's a great identification tool, symbolizing that the dog has an owner, and enabling someone who sees the leash and identification tag attached to the dog's collar to find you if you and your pet should become separated.
4. It's a great relief to wildlife, keeping your dog from chasing squirrels, deer and other wildlife.
5. It's the law!!! The law is in place to protect other members of the public and your pet from injury.

Be a good neighbor. Be a good friend. Use a leash.

BOARD OF DIRECTORS:

President: Sandra Mulato
Vice-President: Gary Moeller
Treasurer: Jim Vale
Secretary: Elisa Nardulli
Member-at-Large: Christine Johnson

NEXT BOARD MEETING:

Tuesday, September 19, 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:
Chandler Schuyler
Phone: 949-838-3269
E-mail: cschuyler@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:
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 Chandler Schuyler at 949-838-3269. 1st key is at no charge and replacement or additional keys are \$100.00.

September 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
- Tuesday, September 19, 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 customer care@keystonepacific.com to request an ACH application.



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.

LANDSCAPE REMINDERS

- ◆ No planting may be done in the common area planters without prior approval from the Board. Once approval is gained from the Board it is your responsibility to maintain.
- ◆ Please do not attach your hose to association water lines.
- ◆ Please keep all vines and planter material cut back away from walkways and streets.
- ◆ Please do not store empty containers in the common area off of your patio.

PACIFIC ISLANDS VILLAGE III WEBSITE

There is now a website available for homeowners to provide information regarding the community. The website will allow you to view your statement or pay your bill, view newsletters, access to submit maintenance requests, architectural forms, CC&R's, By-Laws, Rules and Regulations, updates for meetings, copies of the monthly agenda and general session meeting minutes. Please take a moment to open the website and review the information: www.piv3hoa.com



THE SPA IS OPEN



The spa remodel is completed and the spa is open now!!! Please make sure to go over and take a dip!

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.



Pacific Island Village III Homeowners Association

Owner Notice Disclosure (Civil Code section 4041)

California law requires Owners in a community association to provide the following information to the association on an annual basis. If the below contact information has changed, please fill out and return this form to the address below no later than October 31st.

Owner Name: _____

Property Address: _____

***ITEMS 1-6 NEED TO BE COMPLETED. IF NOT APPLICABLE, PLEASE INDICATE N/A**

1. Address or Addresses to which notices from the association are to be delivered:

2. Any alternate or secondary address to which notices from the association are to be delivered:

3. The name and address of your legal representative, if any, including any person with power of attorney or other person who can be contacted in the event of your extended absence from your property:

4. Your property is (please check one): Owner occupied Rented out

If your property is rented out, please provide the following information:

Name of Tenant(s): _____

Phone Number: _____

Email Address: _____

5. Is your property developed but vacant (please check one)?: Yes No

6. Is your property undeveloped land? Yes No

*Please return this form to:
Pacific Island Village III Homeowners Association
c/o Keystone Pacific Property Management, LLC
16775 Von Karman Ave, Suite 100
Irvine, CA 92606*