

October 2017

PACIFIC ISLANDS VILLAGE III

www.piv3hoa.com

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



TRASH ENCLOSURES

Management has been notified that construction debris and large items are being left inside the trash dumpsters and these items will not be picked up by the waste management company. All trash should be placed inside the trash cans provided and not left inside the trash enclosures. If you are having construction done inside your home, then the contractor should be removing all materials and debris from the community and not leave in the Association trash cans or enclosures. Please remember that the trash containers are for the use of residents only! Report any violators to Management.

Homeowners are allowed to have 1 large item pickup each year, with restrictions on size and type of item. If you have a large item that needs to be disposed of, please contact Chandler Schuyler at 949-838-3269 to schedule a pick up. Chandler will obtain the necessary information to have the items picked up and let you know when to have it outside of your garage.

Please do not leave it in the trash dumpsters, as the Association may have to pay extra to have these items collected. If your discard items that do not fit into the trash bin, please do not leave them in the enclosures.

Please take the time to break down cardboard boxes and place them inside the trash container not inside the enclosure as the driver will not collect items left inside the trash enclosure.

At the last meeting the Board approved to have the enclosures pressure washed throughout the community. If you notice damaged trashcans please notify Chandler and he can contact CR&R to replace the damaged cans at no cost to the Association.

Let's all work together to keep our community neat and clean.
Thank you for your cooperation!

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, October 24, 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.

October 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, October 24, 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.



2017 ANNUAL ELECTION

The Annual Election Meeting is scheduled to take place on January 23, 2018. The Candidacy statement was mailed out with the October statement. If you are interested in being a Board member, complete the Candidacy statement and return by October 31, 2017.

There are two (2) positions open for the January 23, 2017 Annual Election. The Election Notice and Ballot will be mailed out in early December.

AUGUST 22, 2017 BOARD MEETING HIGHLIGHTS

- The Board set the Special Meeting date for November 1, 2017 at 5:00PM—7:00PM at the Clubhouse. On August 9, 2017, Management received a written request for a homeowner meeting signed by more than 5% of the lots. The request states "the purpose of such meeting is for the Members to decide whether the Association is being properly managed by the Board of Governors (also commonly referred to as the "Board of Directors") and whether to direct the Secretary of the Association to hold a special election of the membership of the Association to remove the entire Board of Directors, or individual members of the Board, and to elect new Directors, all in accordance with the Davis-Stirling Act (Section 4000 *et seq.* of the California Civil Code and the California Corporations Code.)
- The Board approved the trash enclosure pressure washing and bin cleaning at a cost not to exceed \$800.00.

**APPLICATION FOR CANDIDACY
FOR THE BOARD OF DIRECTORS**

Dear Homeowner:

The Annual Election will be held in January 2018. If you are interested in serving on the Board, please complete this application and return it to KEYSTONE PACIFIC PROPERTY MANAGEMENT, LLC. at the office address displayed below. The deadline to submit is on **October 31, 2017 at 5:00 PM.**

Please type in the information requested below.

NAME: _____

(Please note: Be sure to complete and return verification information on page 2 of this application)

**Candidacy statement needs to be kept to one page.*

WHY WOULD YOU LIKE TO SERVE AS A BOARD MEMBER?

WHAT IS YOUR BACKGROUND?

WHAT IS YOUR VISION FOR THE COMMUNITY?

WHAT WOULD YOU LIKE TO ACCOMPLISH DURING YOUR TERM OF OFFICE?

(Per Civil Code, this form will be sent with the election materials, as submitted)

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Professionally Managed by: Keystone Pacific Property Management, LLC.

16775 Von Karman Avenue, Suite 100 · Irvine, CA 92606-4960

Tel (949) 833-2600 · Fax (949) 833-0919 · www.keystonepacific.com

**APPLICATION FOR CANDIDACY
FOR THE BOARD OF DIRECTORS**

HOMEOWNER VERIFICATION INFORMATION

NAME: _____

ADDRESS: _____

WORK PHONE NUMBER: _____

HOME PHONE NUMBER: _____

CELL PHONE NUMBER: _____

E-MAIL ADDRESS: _____