

November 2017

PACIFIC ISLAND VILLAGE III

www.piv3hoa.com

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

MAINLINE SEWERS

In an effort to prevent any blockages during the holiday season, American Jetting will be onsite on Friday, November 17th to jet the mainline sewers.

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, onions and celery can also be a problem.

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

GOING AWAY FOR THANKSGIVING?



If you are planning to go out of town during the Thanksgiving Holiday, keep the following helpful tips in mind:

- Ask a trusted neighbor to pick-up your paper and mail during the days you'll be gone. Ask them to also remove the flyers that are left on the front entry or driveways.
- Check all appliances to make sure they are all turned off properly.
- Put lights on timers

leave an itinerary including a phone number where you can be reached with a trusted friend or neighbor, just in case.

- Check to make sure you lock up all doors and windows.
- If you are flying, be sure that your cars are safely parked and secured in the garage!

DAYLIGHT SAVINGS TIME

Sunday, November 5th is the day to FALL BACK.

Please turn your clocks back one hour. This is the perfect time to change the batteries in your smoke detectors too. A quality alkaline battery

should be installed and replaced every six months or so. Please keep in mind, that rechargeable batteries should never be used in smoke detectors.



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, November 28, 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.

November 2017 REMINDERS

- For after-hours association maintenance issues, please call 949-833-2600 to be connected with the emergency service line.
- Sunday, November 5, 2017 – Turn clock back one hour
Please call 9-1-1 for life-threatening emergencies.
- Trash Pick-Up Day - Fridays
- Friday, November 17, 201 -American Jetting to jet sewer lines
- Tuesday, November 28, 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.

SEPTEMBER 19, 2017 BOARD MEETING HIGHLIGHTS

- The Board has tabled the 2018 Draft Budget until the October 24th meeting for discussion.
- The Board approved several proposals for Pacific Landscape, in the amount of \$840.99, in which \$128.00 is to be paid by a homeowner.
- The Board approved the 2017 Auditor proposal from Inyoue, Shively and Klatt in the amount of \$925.00.
- The Board approved the Patrol Masters monthly increase for 2018 in the amount of \$14.00.
- The approved to file a lien on APN# 658-051-25.

