

JULY 2018

# PACIFIC ISLAND VILLAGE III

www.piv3hoa.com

Professionally Managed by Keystone Pacific Property Management, LLC - 3155-D Sedona Court, Suite 150, Ontario, Ca 91764



## FUEL MOD CLEARING

Workers are continuing to work hard on our fuel modification, we have a lot more clearing to do in the next 30 days. Due to recent local fires consequently more clearing is required. The work should be completed by the first week of July. Should you have any questions or additional concerns regarding the work being done, please

contact Trina Alexander at [talexander@keystonepacific.com](mailto:talexander@keystonepacific.com).

## COMMUNITY SHREDDING DAY

Time to get out all of those old documents you have piling up in your home and bring them on down to the shredder. The shredder has been generously donated by Bob and Gayle Gottuso, and will be set up in front of the Clubhouse on Saturday, July 14th from 10AM - 1PM. The shredder is only for paper this time and no electronics.

## JULY 4th REMINDERS

Please remember fire works are not allowed in the Pacific Island Village 3 Community. If you are seen with fireworks you may be called to a hearing with the Board of Directors and could be fined. Fireworks display at the Crown Valley Regional Park at 9PM. The park is located at 29751 Crown Valley Parkway, Laguna Niguel, CA 92677.

## PAINTING PROJECT UPDATE

The Board of Directors met with Wayne Johnson of Action Painting at the June Board Meeting to discuss the painting project roll out. The paint colors will not be changing and will remain the same. Management was advised all homeowners should have their homes inspected for termites and dry rot prior to the start of painting in September. Management will be sending out more information to homeowners along with a date for a Saturday Town Hall meeting to discuss all homeowner questions and concerns.



## **BOARD OF DIRECTORS:**

**President:** Sandra Mulato  
**Vice-President:** Gary Moeller  
**Treasurer:** Bhavna Nayar  
**Secretary:** Elisa Nardulli  
**Member-at-Large:** Christine Johnson

## **NEXT BOARD MEETING:**

**Tuesday, July 24, 2018**  
6:00 P.M. @ Community Clubhouse  
31110 Flying Cloud Drive  
Laguna Niguel CA 92677

*The final agenda will be posted at the bulletin board at the pool. You may also obtain a copy of the agenda by contacting management at 909-297-2556.*

## **IMPORTANT NUMBERS:**

### **ASSOCIATION MANAGER:**

**Trina Alexander**  
Phone: 909-297-2556  
**Emergency After Hours: 909-297-2550**  
Fax: 949-833-0919  
[talexander@keystonepacific.com](mailto:talexander@keystonepacific.com)

### **COMMON AREA ISSUES:**

**Hannah Rangel**  
Phone: 909-297-2558  
[hrangel@keystonepacific.com](mailto:hrangel@keystonepacific.com)

### **BILLING QUESTIONS/ ADDRESS CHANGES/ WEBSITE LOGIN:**

Phone: 909-297-2550  
[customercare@keystonepacific.com](mailto:customercare@keystonepacific.com)

### **ARCHITECTURAL DESK:**

Phone: 949-838-3239  
[architectural@keystonepacific.com](mailto:architectural@keystonepacific.com)

### **CLUBHOUSE RESERVATIONS:**

Obtain Reservation form on the website and submit with required deposits.

### **POOL KEYS:**

Contact Hannah Rangel at 909-297-2558.  
1st key is at no charge and replacement or additional keys are \$100.00.



## JULY 2018 REMINDERS

- Keystone Pacific will be closed on Wednesday, July 4th in observance of Independence Day
- No August Board Meeting
- For after-hours association maintenance issues, please call 909-297-2550 to be connected with the emergency service line. Please call 9-1-1 for life-threatening emergencies.
- Trash Pick-Up Day - Fridays
- Tuesday, July 24, 2018 - Board Meeting @ 6:00 P.M.

### 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.kppmconnection.com](http://www.kppmconnection.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 909-297-2550 or send an e-mail to [customer care@keystonepacific.com](mailto:customer care@keystonepacific.com) to request an ACH application.

### NO AUGUST BOARD MEETING

Due to summer vacations there will be no Board Meeting in August. The regular meeting schedule will resume on Tuesday, September 25th. If you have any questions please contact Trina Alexander.

### ARCHITETURAL REMINDER

Changes made to the exterior of your home MUST be approved by the Architectural Committee prior to the start of any work on your home. Homeowners who have made changes without Approval are subject to being fined.

### TRASH ENCLOSURES

There was recent spill in one of the trash enclosures, that we believe was oil. Please do not discard oil, paint, etc. in the trash containers as those items must be taken to the waste disposal located in Irvine at 6411 Oak Canyon. Also, if you have a contractor doing work at your home, please have them take all construction related waste with them, to leave adequate room in the cans and enclosures for your neighbors.

### POOL AND CLUBHOUSE REMINDERS

Pool Heated from May 1, 2018 to October 31, 2018.

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 Hannah Rangel 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](http://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.*