

AUGUST 2018

# PACIFIC ISLAND VILLAGE III

www.piv3hoa.com

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



## TRASH ENCLOSURES

Management has been notified that construction debris, paint, oil are being left inside the trash dumpster enclosures. If you are having construction done inside your home, then your contractor should be removing all materials and debris from the community and not leave in the Association trash cans or enclosures. Also, please remember that use of the trash enclosures and containers for green waste from personal gardeners is also not permitted, they like the contractors must take their debris with them. Please remember that the trash containers are for the use of residents only! Report any violators to Management. Let's all work together to keep our community neat and clean. Thank you in advance for your cooperation.

## MOSQUITO PREVENTION TIPS FROM OCVCD

Follow the tips below to prevent mosquito bites:

- Apply mosquito repellents to exposed skin before going outdoors and reapply as necessary
- Wear repellent containing DEET®, Picaridin, IR3535, or oil of lemon eucalyptus
- Close all unscreened doors and windows to prevent mosquitoes from entering your home or space, and repair broken or damaged screens
- Wear long-sleeved shirts and long pants, and opt for lighter colored clothing

**Around the home, eliminate breeding sources for mosquitoes:**

- Dump and drain containers filled with water at least once a week
- Clean and scrub bird baths and pet water bowls weekly
- Dump water from potted plant saucers

Orange County residents are urged to report unusual numbers of mosquitoes, or day-biting mosquitoes, to OCMVCD. For more information, please contact the Orange County Mosquito and Vector Control District at (714) 971-2421 or (949) 654-2421, or visit [www.ocvector.org](http://www.ocvector.org).

## **BOARD OF DIRECTORS:**

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

## **NEXT BOARD MEETING:**

### **NO MEETING IN AUGUST**

**Tuesday, September 25, 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  
talAlexander@keystonepacific.com

### **COMMON AREA ISSUES:**

**Hannah Rangel**  
Phone: 909-297-2558  
hrangel@keystonepacific.com

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

Phone: 909-297-2550  
customerCare@keystonepacific.com

### **ARCHITECTURAL DESK:**

Phone: 949-838-3239  
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.



## AUGUST 2018 REMINDERS

- 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, September 25, 2018 - 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.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 [customercare@keystonepacific.com](mailto:customercare@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.

### PARKING RULES REMINDER

Please remember that painted parking spots are Guest Parking between the hours of 2:00AM and 6:00AM, seven days per week. Guests staying past midnight or overnight must have their vehicle registered on the SAFELIST.

There are two ways to SAFELIST a Guest Vehicle with Patrol Masters.

1. Call 949-209-6370, 24 hours per day, seven days per week.
2. Log onto [www.patrolmasters.com](http://www.patrolmasters.com) and follow instructions.

Please note that Patrol Masters has been instructed to not SAFELIST any vehicle more than fourteen (14) times in a 180 day period.

### **VIOLATIONS: (Cited twice and tow on third infraction within 90 days of first infraction)**

1. Parked in a Fire Lane
2. Marked red zone
3. Anywhere not designated as a **marked parking space** including in front of garage doors with the exception to load and unload
4. On any community street – all streets are considered Fire Lanes – vehicle is subject to immediate tow.
5. Vehicle parked on common area without a SAFELIST between 2:00AM and 6:00AM.
6. No Commercial or Recreational Vehicles are permitted to park overnight and are subject to immediate tow.

### PAINTING PROJECT REMINDER

The Board would like to remind all homeowners to take care of all necessary wood and termite repairs so we can start painting around the middle of September. If you have any questions please contact Trina Alexander at [talexander@keystonepacific.com](mailto:talexander@keystonepacific.com).

### POOL HEATER

The Pool will be heated from May 1, 2018 to October 31, 2018.

Pool Hours : Sunrise to 10:00 P.M.

Please remember you are responsible for your guests at the pool and must be present with them at all times.