

SEPTEMBER 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

PAINTING PROJECT UPDATE

Dear Homeowners,

On October 1, 2018 Action Painting will begin painting our homes and garages. It is essential that you prepare your home and garage for this painting by having an exterior termite inspection and have all wood rot replaced and primed. If there is any vegetation that needs removed or cut back, please do it during this prep time. We ask that you have your home ready by September 15, 2018.

Please note the following reminders in preparation for the commencement of the painting project:

The painters will be painting the exterior of all homes and garages in phases. If you have original wood doors and original metal railings they will be painted, but you are responsible for the prep work. Homeowners will be notified and issued a door hanger three (3) days prior to their phase painting. Action Painting ask that all personal items be moved to the center of the balcony, deck or patio or stored until the painting project is complete.

If the paint vendor encounters wood damage on any exterior surface, they will call this to the attention of the owner and work around the area until it is repaired. A wood repair vendor will be on standby and will rectify these issues if the homeowner wishes and the Association will bill the affected homeowner accordingly thereafter. After the wood has been repaired, the paint vendor will return to finish painting the previously damaged area.

The estimated completion time for the entire Association to be painted is about 6 months depending on weather and the readiness of homes.

We thank you in advance for your understanding and cooperation during this time. If you have any questions or concerns, please do not hesitate to email talAlexander@keystonepacific.com

Sincerely,

The Pacific Island Village III Board of Directors

BOARD OF DIRECTORS:

President: Sandra 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: 909-297-2556

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.

SEPTEMBER 2018 REMINDERS

- Keystone Pacific will be closed on Monday, September 3, 2018 in observance of Labor Day.
- 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.

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 to

WHAT IS AN "EBLAST" AND WHY SHOULD I SIGN UP TO RECEIVE THEM?

It was recently brought up at a meeting that many Homeowners were not aware of how to sign up to receive E-Blasts or what an E-Blast even was. An E-Blast is a faster way to effectively communicate important community items to Homeowners without having to wait for newsletters, meeting or other mailers.



To sign up for electronic community updates or statements from Keystone Pacific, please follow the steps below:

1. Log into the KPPM Portal at www.kppmconnection.com
2. Under *My Profile*, click on the *Change Notification Settings*
3. Click the **+Add** button to type in your email
4. Select via check-box what service you want (community updates, newsletters, or statements) and press *Save*



WATERING DURING THE SUMMER

It has been brought to our attention that there has currently been an overuse of water in the community over the last month and we are slightly over budget. We need to remember that even though it is very hot out, we need to water 3 times a week and the best time to do this is from 1-4 in the morning. It is not necessary to water your planters, as the Association sprinklers will irrigate that area when they are on. We understand there have been some landscape maintenance issues and everyone wants beautiful flowers and lawns, but please be mindful of the watering, as the bills have been on the higher side lately and we want to make sure we are all aware and doing our part to conserve.

STREET SWEEPERS

The street sweepers will operate on Flying Cloud, the 2nd and 4th Mondays of each month between the hours of 8AM and 4PM. If you have a vehicle parked on Flying Cloud, please remove it on those days to prevent it from being towed.





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. Please complete and return this form to Keystone Pacific Property Management, LLC at the address shown below or send the completed form to forms@keystonepacific.com no later than October 31st.

Owners Name
Property Address
Owner Phone # Owner Email

*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 vent 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