

OCTOBER 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



2019 ANNUAL ELECTION

The Annual Election Meeting is scheduled to take place on January 22, 2019. The Candidacy statement is included with the October statement. If you are interested in being a Board member, complete the Candidacy statement and return by October 31, 2018. There are three (3) positions open for the January 22, 2019 Annual Election. The Election Notice and

Ballot will be mailed out in early December.

NEW LANDSCAPE COMPANY

The Soto Company is the new landscape firm for PIV III. They will take care of our interior landscaping as well as our fuel modification. We have asked them to make our irrigation system and green areas their main priority at the beginning. We will continue to have two men daily and an extra person on mow day.

They are planning to divide our community into four

divisions so everyone will receive a complete weeding and trimming each four weeks. Once they have the schedule set it will be posted in the bulletin case at the pool, so you will know when your area will be groomed. In the meantime please be patient while we transition to The Soto Company. If you have an emergency situation continue to contact Trina Alexander during business hours or the after hour emergency number.

PAINING PROJECT

Action Painting is scheduled to begin painting the first of October. 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 asks that all personal items be moved to the center of the balcony, deck or patio or stored until the painting project is complete.

We thank you in advance for your understanding and cooperation during this time.



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, October 30, 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.



OCTOBER 2018 REMINDERS



- 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, October 30, 2018 - Board Meeting @ 6:00 P.M.
Location: Community Clubhouse, 31110 Flying Cloud, Laguna Niguel, CA



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 to request an ACH application.

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*



POOL HEATER WILL BE SHUTTING DOWN FOR THE SEASON

The Pool will be heated until October 31, 2018 and then it will be shut off until May.

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.

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.