

NOVEMBER 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



MAINLINE SEWERS

In an effort to prevent any blockages during the holiday season, 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.

EXCPECTING GUESTS FOR THANKSGIVING?

Please remind your guests to park in guest parking spots or outside of the community along Flying Cloud. Vehicles parked behind or in front of garages will be towed, as these are defined as Fire Lanes by the City. If you have guests staying overnight they must have their vehicle safe-listed with Patrol Masters. There are two ways to safe-list a vehicle, you can call 949-209-6370 or log into www.patrolmasters.com and follow the instructions.



FALL BACK Y'ALL



It is that time again! Don't forget to turn your clocks back one hour on Sunday, November 4th. This is also a good time to change the batteries in your smoke detectors. 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.

2019 ANNUAL ELECTION

The Annual Election is scheduled to take place on January 22, 2019. 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, so please remember to vote!



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, November 27, 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

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.

NOVEMBER 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, November 27, 2018 - Board Meeting @ 6:00 P.M.
Location: Community Clubhouse, 31110 Flying Cloud, Laguna Niguel, CA
- Keystone Pacific will be closed on Thursday, November 22nd and Friday, November 23rd for the Thanksgiving Holiday

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 request an ACH application.



PAINING UPDATE

Due to circumstances beyond our control, painting will begin January 2019. We will continue to update you via eblast as we receive more information. If you have questions about signing up, for how to receive an eblast, please email Trina Alexander at talexander@keystonepacific.com.

HIGHLIGHTS FROM THE SEPTEMBER 25, 2018 BOARD MEETING

- ◆ The General Session Minutes from July 24, 2018 were approved and posted to the website.
- ◆ The Financial Statements from June 30, 2018, July 31, 2018 and August 31, 2018 were approved.
- ◆ The Board of Directors are reviewing proposals for painting the interior of the clubhouse.
- ◆ Inouye, Shively and Klatt, C.P.A. will be preparing the 2018 audit and taxes for PIV3.
- ◆ The Board of Directors are reviewing termite proposals for treatment of the clubhouse prior to painting.

ALERT OC STAY INFORMED

AlertOC is a county-wide mass notification system and included Laguna Niguel residents and businesses. This rapid alerting system is designed to keep people informed of emergency events impacting the local or regional community. By registering with AlertOC, time-sensitive voice messages from the City or County may be sent to residential, cell or business phones. Text messages may also be sent to cell phones, e-mail accounts and hearing impaired receiving devices. Anyone may subscribe and can choose how they wish to be alerted. There is no fee for this service.



Emergencies can happen at any time. A wildfire could spread or a flood can close roads to residents while they are away from home. AlertOC is a critical link for the affected community to immediately learn of any required actions. Residents and business owners are encouraged to self-register at the AlertOC web site at www.alertoc.com to participate in the AlertOC Program.