

AUGUST 2019

# PACIFIC ISLAND VILLAGE III

www.piv3hoa.com

Professionally Managed by Keystone Pacific Property Management, LLC - 16775 Von Karman, Suite 100, Irvine, CA 92606

## LADIES TEA AND COFFEE



All PIV III ladies are invited to Tea and Coffee  
August 5, 2019 @ 10 A.M. in the Clubhouse  
Come meet your neighbors and make new  
friends.

We look forward to seeing you  
there.

If you have questions or want more information  
please contact: Judy Dreyer- (949) 276-7481.



## TRASH ENCLOSURES

The Board would like to remind homeowners that the trash enclosures should not be used to dispose of large items, and that all trash should fit inside the dumpster.

Recently, the Board found excessive trash that had been left inside the trash enclosures and not inside the trash cans. The cost to clean up the debris and remove and this is expense has not been budgeted for the Association.

The trash company does not pick up trash that is left outside the containers. 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.

## PET ETIQUETTE

Sec. 10-1-50 Laguna Niguel Municipal Code  
It is unlawful for the owner or person having charge, custody or control of any animal to permit such animal to defecate and to allow the feces to thereafter remain on any public sidewalk, public park or on any other public property or on any private property owned by someone other than the owner or person who has custody or control of the animal.

Thank you for your cooperation.



## **BOARD OF DIRECTORS:**

**President:** Saundra Mulato

**Vice-President:** Gary Moeller

**Treasurer:** Bhavna Nayar

**Secretary:** Elisa Nardulli

**Member-at-Large:** Christine Johnson

## **NEXT BOARD MEETING:**

**TUESDAY, August 27, 2019**

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 949-838-3207..*

## **IMPORTANT NUMBERS:**

### **ASSOCIATION MANAGER:**

**Bea Garrahy, CMCA**

Phone: 949-838-3207

**Emergency After Hours: 949-833-2600**

Fax: 949-377-3309

bgarrahy@keystonepacific.com

### **COMMON AREA ISSUES:**

**Chandler Schuyler**

Phone: 949-838-3269

cschuyler@keystonepacific.com

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

Phone: 949-833-2600

customer@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 Chandler Schuyler at 949-838-3269

1st key is at no charge and replacement or additional keys are \$100.00.



## AUGUST 2019 REMINDERS

- For after-hours association maintenance issues, please call 949-833-2600 to be connected with the emergency service line. Please call 9-1-1 for life-threatening emergencies.
- Trash Pick-Up Day - Fridays
- July 1, 2019—Ladies Tea and Coffee—10:00 A.M. Clubhouse
- August 12th and August 26th— Street Cleaning
- Board Meeting: Tuesday, August 27, 2019 @ 6:00 P.M.  
Location: Community Clubhouse,  
31110 Flying Cloud, Laguna Niguel, CA

### CALIBER ONLINE PAYMENT FEATURE

You may make one-time ACH payments through [www.kppmconnection.com](http://www.kppmconnection.com). In addition, Keystone Pacific has introduced recurring online ACH payments. Please visit [www.kppmconnection.com](http://www.kppmconnection.com) to access your online payment account. You may still access your account using your current email address and password. If you have not registered for The KPPM Connection, please have your new account number readily available. We are excited for you to experience the new portal and appreciate your feedback.

### WATER USAGE



Summer is here and plants will require more water. Please remember that your monthly assessment pays for the water in the Community. We understand that everyone wants beautiful flowers and lawns, but please be mindful about the amount of watering you are doing and how often you are watering. The bills have been on the higher side lately and we want to make sure we are all aware.

### POOL AND CLUBHOUSE REMINDERS

Pool Heated from May 1, 2019 to October 31, 2019

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 Chandler Schuyler at [cschuyler@keystonepacific.com](mailto:cschuyler@keystonepacific.com) 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. Reservation requests must be submitted with 2 checks, one for the rental fee and one for the deposit at least to weeks prior to the event.

*Please remember that the pool and spa cannot be reserved.*

### 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. To obtain a copy of the architectural application you can sign onto the Pacific Island Village III website at [piv3hoa.com](http://piv3hoa.com) or contact Chandler Schuyler at [cschuyler@keystonepacific.com](mailto:cschuyler@keystonepacific.com) and a copy can be emailed to you. Homeowners who have made changes without approval are subject to being fined.

