

DECEMBER 2019



PACIFIC ISLAND VILLAGE III

www.piv3hoa.com

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



Have a safe and Happy Holidays, and a Happy New Year from all of us at Keystone Pacific Property Management, LLC

"Colorful candles burning bright, each lit on eight very special nights."

- Author Unknown



LADIES TEA AND COFFEE

All PIV III ladies are invited to Tea and Coffee
December 2, 2019 @ 10 A.M.

Come meet your neighbors and make new friends.

We look forward to seeing you there.



Please contact Judy Dreyer for location and if you have questions or want more information
Judy Dreyer (949) 276-7481.



ANNUAL ELECTION AND MEETING

The Annual Election will be held January 28, 2020, at 6:00 P.M. at the Community Clubhouse, 31110 Flying Cloud, Laguna Niguel, CA.

Please **mail your ballot; we need to make quorum or another meeting will need to be scheduled at additional costs to the Association.**



Remember to insert the white ballot envelope into the special brown envelope, and don't forget to write your information in the upper left hand corner and **sign it** or your ballot will be invalid.

BOARD OF DIRECTORS:

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

NEXT BOARD MEETING:

TUESDAY, December 10, 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:

Robert Williams
Phone: 949-503-0342
rlwilliams@keystonepacific.com

BILLING QUESTIONS/ ADDRESS CHANGES/ WEBSITE LOGIN:

Phone: 949-833-2600
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 Robert Williams at 949-503-0342
1st key is at no charge and replacement or additional keys are \$100.00.



DECEMBER 2019 REMINDERS

- In observance of the Holiday Season, Keystone Pacific Property Management, LLC will be closed on Tuesday, December 24, 2019 and Wednesday, December 25, 2019.
- 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
- December 2nd and December 16th — Street Cleaning
- Board Meeting: Tuesday, December 10, 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. In addition, Keystone Pacific has introduced recurring online ACH payments. Please visit 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.

DECORATION SAFETY TIPS

- Check each set of lights, new or old, for broken or cracked sockets, frayed or bare wires, or loose connections. Discard damaged sets or repair them before using.
- Check to make sure that the chimney flue is open. Perhaps it is time to have your fireplace serviced and/or cleaned.
- Use no more than three standard size sets of lights per single extension cord.
- Turn off all lights on trees and other decorations when you go to bed or leave the house. Lights could short and start a fire.
- Keep a fresh tree watered regularly and please keep it away from fireplaces, radiators or other heat sources.
- Candle safety – Always use non-flammable holders and ones rated for candle usage. Place candles where they cannot be knocked down or blown over.
- Traditional luminaries can be a fire hazard, investigate alternative light sources such as glow sticks or battery operated candles.
- Before lighting any fire, remove all greens, boughs, papers and other decorations from the fireplace area.

Please remove holiday decorations by January 11, 2020

Have a Safe and Happy Holiday Season!!



WHAT TO DO IN CASE OF AN EMERGENCY

If you have an after hours common area emergency, call (949) 833-2600 and follow the emergency service prompts. The on-call manager will return your call and gather the necessary information from you. Please be ready to tell the emergency service the name of your Association, the location of your Association Laguna Niguel and your property address in order to process your call efficiently.

