

February 2020



PACIFIC ISLAND VILLAGE III

www.piv3hoa.com

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 cost 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.

LADIES TEA AND COFFEE

All PIV III ladies are invited to Tea and Coffee
The February date is to be announced.

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.

WHAT ARE THE CC&R'S?

Basically, the Covenants, Conditions, and Restrictions (CC&R's) are the legal documents that determine the guidelines for the operation of your community as a non-profit corporation. These guidelines are included in the title to our property and cannot be changed without proper action by the Board and by a vote of the Community Association Members. All homeowners must comply with the CC&R's. Failure to do so may result in fines.

WHAT ARE BYLAWS?

The Bylaws are the guidelines for the actual operation of our Community Association. The Bylaws define the duties of the various officers of the Board, the terms of the Directors, the members' voting rights, required meetings, as well as other specific items that are necessary to run the Association as a corporation.

ARE THERE OTHER RULES?

From time to time, rules will be adopted by the Board. There rules are meant to protect the living environment of your community, and may involve guidelines regarding parking and vehicles, pets, pool use hours, etc. Since the common areas are maintained by the association, any intended changes or modifications must meet the approval of the Board. Architectural guidelines adopted by the Board will include procedures for submitting requests to make exterior changes. The purpose of these guidelines is to control and protect the visual integrity of the community.



BOARD OF DIRECTORS:

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

NEXT BOARD MEETING:

TUESDAY, January 28, 2020
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 949-430-5827

IMPORTANT NUMBERS:

ASSOCIATION MANAGER:

Debbie Stinson, CMCA
Phone: 949-430-5827
Emergency After Hours: 949-833-2600
Fax: 949-377-3309
bgarrahy@keystonepacific.com

COMMON AREA ISSUES:

Melanie Clay
Phone: 949-503-0298
mclay@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 Melanie Clay at 949-503-0298
1st key is at no charge and replacement or additional keys are \$100.00.

Managed by Keystone
16775 Von Karman Ave., Suite 100
Irvine, CA 92606

February 2020 REMINDERS

- Keystone is Closed in Observance of President's Day - Monday, February 17th
- 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 - Friday
Please remove trash cans from the common areas after this day.
- Tuesday, February 25th - Board Meeting @ 6:00 P.M.
Location: Community Clubhouse
31110 Flying Cloud, Laguna Niguel, CA

HOMEOWNER ASSESSMENT ADDRESS CHANGE

Effective immediately, the payment address for assessments has changed to:

PO BOX 513380
Los Angeles, CA 90051-3380



REMINDER WHY THE 2020 BUDGET INCREASE

The Board would like to inform the membership that after a thorough review of the 2019 operating expenses made it necessary to increase the assessments for 2020. There were several factors that generated this increase which are listed below. The Board will be monitoring expenditures in 2020 to ensure that the budget is balanced and no need for an increase in 2021.

1. OCFA requirements for the fuel module cleanup in 2019 added extra expenses for the landscaper services.
2. Utility rates increased. The Board will be working with the landscaper to monitor water use.
3. Maintenance Contracts increased due to hourly labor requirements.
4. The Association is now responsible for lateral lines maintenance and funds had to be added to operating and reserves to cover costs for unexpected repairs.
5. The cost for tree trimming will have to be expensed to the operating budget and the Board is working with the landscaper to have a 3 year tree trimming plan.
6. New Election rules will also add unexpected costs to hire a 3rd party contractor to oversee the election

ARE YOU PREPARED FOR AN EMERGENCY?

An emergency is defined as "an unforeseen combination of circumstances or the resulting state that calls for immediate action." An emergency do not necessarily mean a disaster. It could mean that your child needs a copy of his birth certificate to register for school, or you need a copy of the pink slip for your automobile when a brand new set of wheels catches your eye. If you don't already have important papers together in a safe place, maybe this is a good month to buy a small fireproof box and gather those papers together that might include:

- Wills, social security cards, passports, birth certificates, divorce and custody decrees, immigration documents.
- Property deeds, mortgage company address and phone number, homeowners and life insurance policies and phone numbers, copies of health insurance cards and phone numbers.
- Auto ownership or lease papers, auto insurance policies and phone numbers, drivers and auto license numbers.
- Credit card numbers, addresses and phone numbers for outstanding loans.
- Stock and securities certificates, address and phone number of broker, bank account numbers, addresses and phone numbers of banks.
- A current copy of your employment resume, as well as a list of previous home addresses and dates of residence.
- An extra copy of your address book, complete with phone numbers and addresses of friends, relatives and professional resources.

You will be surprised at how useful it will be to have this information in order and accessible

