

MARCH 2020



# PACIFIC ISLAND VILLAGE III

www.piv3hoa.com



## COMMUNITY EVENTS

### SHREDDING

We are having another paper shredding event in front of the clubhouse. Saturday, May 16th from 9-12. Bring all of your old papers that need shredding! We can shred as much as you have! We will remove it from your car and put it in the shredder!



### LADIES TEA AND COFFEE

All PIV III ladies are invited to Tea and Coffee. Come and meet your neighbors and make new friends. The March date is to be announced. We look forward to seeing you there.

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



### SPECIAL ASSESSMENT FEE IS DUE BY MARCH 15, 2020

The special assessment is due March 1st and late after March 15th. This information was on the budget cover letter send out to the membership November 15, 2019, so that you can prepare your household budget for the assessment.

The special assessment of \$250.00 is to replace, repair or restore any major components. The operation account was running low and the Association was having a hard time paying vendors timely. Should you have any further questions, please contact Debbie Stinson at Keystone Pacific at [dstinson@keystonepacific.com](mailto:dstinson@keystonepacific.com) or call 949-430-5827.

**Note:** Additional budget information can be found on the opposite page of this newsletter.



#### **BOARD OF DIRECTORS:**

**President:** Christina Johnson

**Vice-President:** Gary Moeller

**Treasurer:** Bhavna Nayar

**Secretary:** Elisa Nardulli

**Member-at-Large:** Vacant

#### **NEXT BOARD MEETING:**

**TUESDAY, March 24, 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](mailto:bgarrahy@keystonepacific.com)

#### **COMMON AREA ISSUES:**

**Melanie Clay**

Phone: 949-503-0298

[mclay@keystonepacific.com](mailto:mclay@keystonepacific.com)

#### **BILLING QUESTIONS/ ADDRESS**

**CHANGES/ WEBSITE LOGIN:**

Phone: 949-833-2600

[customer@keystonepacific.com](mailto:customer@keystonepacific.com)

#### **ARCHITECTURAL DESK:**

Phone: 949-838-3239

[architectural@keystonepacific.com](mailto: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

## MARCH 2020 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 - Friday  
Please remove trash cans from the common areas after this day.
- Tuesday, March 24, 2020 - 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 process.

### REMODLING TIPS

Thinking of remodeling your kitchen, building an addition, or embarking on some other construction project that will require the services of a contractor? If it's something that needs association approval, don't forget to follow the steps of our design review process.

Once that's completed and you're ready to break ground, keep your project nailed down with five simple guidelines:

1. Reconcile your contractors' objectives with your own. You want your project to be completed on time and on budget. Contractors want to maximize their compensation. Design a compensation plan that, at each stage of the project, maximizes your contractors' profits when they achieve your objectives.
2. Nothing drives down prices like competition. Any price you obtain without competition will be higher than a price you obtain with it.
3. Write down everything you expect. Effective competition requires a complete, accurate, and final definition of the goods and services involved in the project.
4. Use standard forms for your contracts. The American Institute of Architects offers a variety of sample documents at [www.aia.org/docs\\_default](http://www.aia.org/docs_default). Just realize there's no such thing as a standard project and customize your contracts accordingly.
5. There is no substitute for professionalism. An architect, contractor, or other participant in your project who has a track record of character and professionalism will likely demonstrate those qualities on your project. A participant with the opposite track record will probably remain true to form. Good Luck.

