

PACIFIC ISLAND VILLAGE III

www.piv3hoa.com



BOARD OF DIRECTORS:

President: Christina Johnson
Vice-President: Gary Moeller
Treasurer: Bhavna Nayar
Secretary: Elisa Nardulli
Member-at-Large: Anne Naulle

NEXT BOARD MEETING:

Tuesday, July 28, 2020
6:00 P.M. Via Zoom Meeting. Email
dstinson@keystonepacific.com for link.

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
dstinson@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
949-833-2600

PARKING REMINDERS

- ◆ **NO RESIDENT PARKING OVER NIGHT**
- ◆ **GUEST PARKING**—Please note that common area parking has been designated as Guest Parking between the hours of midnight and 6:00 a.m., seven days per week. As such, it is not available for resident parking. In addition to the process for Guest Parking (explained below), please see the Parking Rules/Infractions & Penalties that are attached.
- ◆ **SAFELISTING**—Call Patrol Masters at 949-209-6370, 24 hours per day, seven days per week or log onto www.patrolmasters.com follow the SAFELISTING procedures.
- ◆ **NO PARKING** in marked **RED** zone Areas.
- ◆ **NO PARKING** anywhere not designated as a parking space including in front of garage doors or on any community street—All streets are considered Fire Lanes—Vehicles will be immediately towed at owners expense.

SHREDDING JULY 11, 2020

The new rescheduled date for shredding is **Saturday, July 11th 10:00 A.M. to 1:00 PM!**

SPONSORED BY

Colleen Crane

Realtor, Bre # 01927076

FIRST TEAM REAL ESTATE

714-478-4402 Cell

colleencrane@gmail.com

Website: kencraneestates.com



MAY BOARD MEETING HIGHLIGHTS

- The appointment of Anne Naulle as Member at Large. Welcome Anne to the Board.
- The Board approved for a homeowner to start up a Little Free Library, to located in the community clubhouse open to all homeowners. A little Free Library is “take a book, share a book” free book exchange. An area in the clubhouses has a corner dedicated to the Little Free Library.



- The Board is in the process of making repairs to the clubhouse roof and looking to replace the original solar panels from 20 plus years. The repairs will be expensed from reserves.



JULY 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.
- Street Sweeping Day - Friday
- Trash Pick-Up Day - Friday.
- 28, July 2020 - Board Meeting @ 6:00 P.M.
Conference Call Meeting - ZOOM MEETING - Email Debbie Stinson at dstinson@keystonepacific.com for Zoom meeting link and code the day of the meeting.

HOMEOWNER ASSESSMENT ADDRESS CHANGE

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

PO BOX 513380
Los Angeles, CA 90051-3380



BEFORE YOU HIRE A CONTRACTOR

1. Start with getting written estimates from several licensed and insured professionals. When you hire them request a written contract with the contractor's name, address, phone, and license number (if required), an estimated start and completion date, the payment schedule for the contractor, subcontractors, suppliers and the contractor's obligation to get all necessary permits.
2. During the review of the estimates, make sure that they have provided projects they have recently done. Ask if your project requires a permit, and if they are familiar with the City of Rancho Santa Margarita requirements.
3. Ask what types of insurance they carry. They should have: Personal Liability, Worker's Compensation and Property Damage Coverage. Ask for copies of insurance certificates, and make sure they're current, or you could be held liable for any injuries and damages that occur during the project.
4. Understand your payment options. Do not pay cash and do not make progress payments by check or credit card. Try to limit your down payment and check your state law limits licensed contractors to the amount of money a contractor can request as a down payment. This way, if the work isn't going according to schedule, the payments to your contractor also are delayed.

There are a lot of great contractors but many that are not and will take advantage. Please beware and take the time to do your homework.

COMMUNITY REMINDERS

THE POOL CLOSED/CLUBHOUSE

Due to City and State of California requirements Covid—19, the pool/spa had been closed for several months. The Board now has established guidelines following the City and State of California, which are considered enforcement for 120 days. Homeowner Associations are allowed to in act emergency rules under the current circumstances.

BEING A GOOD NEIGHBOR

Board Member: Barbara Nayar is offering her service for those that cannot get to the store for essential items. Please call Barbara at 714-928-7110.

Barbara said she will take your list and she would obtain what items she can and deliver to your front door. Leave a check in her name and the amount that you were provided in an envelope by your front door. Should you have a neighbor that is not able to travel out, please check in with them during these untraveled times. (This is not a Board action).

