

PACIFIC ISLAND VILLAGE III

www.piv3hoa.com



JULY BOARD MEETING HIGHLIGHTS

- Approval of the New Election Rules.
- Large CR&R Dumpster for the 1st week of October for homeowner to dump junk into.
- Personal Touch Janitorial is the new janitorial company that will be starting mid September. They will be servicing the pool area one time per week.

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.

POOL IS OPEN

Now that the pool is open, make sure you follow the following rules:

1. Social distancing of 6 feet at all time.
2. Face mask must be worn when on in the pool.
3. The pool is for use for homeowners and tenants only, no guest are allowed at this time.
4. The restroom will remain locked closed until further notice.
5. Hand sanitizer stations have been installed around the pool area.

CLUBHOUSE WILL REMAIN CLOSED

The clubhouse will remain closed until further notice due to the Covid-19. No reservation will be taken while Covid-19 is at high alert and social distancing is required.

COMMUNITY DUMPSTER

The annual community dumpster is coming back. Keep your eye open for October 5, 2020, when the dumpster will be dropped off for residence use only. The dumpster will be placed next to the pool area. The dumpster will be removed seven (7) days later. The cost will be covered by the Association to assist homeowners and tenants time to clean and dump.

- All items must be placed inside of the bin, do not leave outside of the bin.
- No hazardous Waste, such as paint cans or cleaning products.



BOARD OF DIRECTORS:

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

NEXT BOARD MEETING:

Tuesday, September 22, 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-care@keystonepacific.com

ARCHITECTURAL DESK:

Phone: 949-838-3239
architectural@keystonepacific.com

CLUBHOUSE RESERVATIONS:

ARE ON HOLD DUE TO COVID-19

POOL KEYS:

Contact Melanie Clay at 949-503-0298 to obtain a pool key. The 1st key is no charge, because you obtained the key in escrow from the seller. Additional keys will cost \$100.00. Each key is numbered and will be lodged in the homeowners account.

CLUBHOUSE FODS:

Call Gary Moeller at 714-357-5596. Cost is \$75.00 and must be returned should you move and sell the unit.

Managed by Keystone
16775 Von Karman Ave., Suite 100
Irvine, CA 92606
949-833-2600

SEPTEMBER 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
- 22, September 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



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 or contact Debbie Stinson at dstinson@keystonepacific.com and a copy can be emailed to you. Homeowners who have made changes without approval are subject to being fined.
- Major Repairs—Require an ARC application such as roof replacement or yard area replacements.

COMMON AREA LANDSCAPE

Area that are Common Area—All of the areas outside of your unit and patio are considered Common Areas that are maintained by the Association landscape company and homeowners and tenants are prohibited to plant in these areas. All concerns need to be provide to Management in writing and if possible a photo of what you are addressing. Because the Association has a tight budget not all wishes can be granted and it is best to work with what we have at the time.

Fall Leaves-The Association has some big beautiful trees that will loose it leave this fall, the leave will be removed as much as possible. There may be times that the leaves will remain on the ground for several days. Should Common area tree leaves fall in your yard, just sweep then out to the street and they will be removed.

ROOF REPAIRS

1. Look at roofing material options
2. Thing will get loud.
3. Focus on Quality.
4. You should shop around.
5. Find out about roof removal.
6. Ask about refuse material disposal.
7. Read the paper closely for installation and material
8. Work with your neighbor together.



warranties.

ASSOCIATION SUPPLIED ELECTRICITY

The Board would like to remind all homeowners, that the cost of electricity for electrical equipment and appliances' (excluding small hand tools), located in unattached garages is charged to the Association. These must be registered with the Association prior to their use. Per the Rules and Regulations operable equipment and/or appliances **are subject to an additional monthly fee of \$50.00**. If you are having any interior repairs done in the home please advise your contractors that they are **not** to use the unattached garage electricity for their construction purposes.

Charging of hybrid or electric cars in an unattached garage is not permitted and requires Architectural Board Approval and installation of an electric vehicle charging station which also requires SDG&E permits and City Permits for connection to homeowners' electrical panel .



Pacific Island Village III Homeowners Association
Owner Notice Disclosure (Civil Code section 4041)

California law requires Owners in a community association to provide the following information to the association on an annual basis. If the below contact information has changed, please complete and return this form to Keystone Pacific Property Management, LLC at the address shown below or send the completed form to forms@keystonepacific.com no later than October 31st.

Owners Name _____

Property Address _____

Owner Phone # _____ Owner Email _____

*ITEMS 1-6 NEED TO BE COMPLETED. IF NOT APPLICABLE, PLEASE INDICATE N/A

1. Address or Addresses to which notices from the association are to be delivered:

2. Any alternate or secondary address to which notices from the association are to be delivered:

3. The name and address of your legal representative, if any, including any person with power of attorney or other person who can be contacted in the vent of your extended absence from your property:

4. Your property is (please check one): Owner occupied Rented out

If your property is rented out, please provide the following information:

Name of Tenant(s): _____

Phone Number: _____

Email Address: _____

5. Is your property developed, but vacant (please check one)?: Yes No

6. Is your property undeveloped land? Yes No

Please return this form to:
Pacific Island Village III Homeowners Association
c/o Keystone Pacific Property Management, LLC
16775 Von Karman Ave, Suite 100, Irvine, CA 92606