



PACIFIC ISLAND VILLAGE III

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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.
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.
Check to make sure that the flue is open. Perhaps it is time to have your fireplace serviced and/or cleaned.
Please remove holiday decorations by January 14, 2021.

TOP TEN RULES FOR BEING A GOOD NEIGHBOR

Each month Management get complaints about neighbors filing complaints about ridiculous things that could easily be addressed with just talking to one another or just following the rules. Here are just a few simple rules to think about.

1. Don't make judgements about your neighbor.
2. Respect your neighbor.
3. Curb your dog.
4. Don't play the radio too loud.
5. Park in your own space.
6. Don't be a six-car family.
7. Take care of our property.
8. Clean up after yourself.
9. Help watch out for your neighbors house when they are gone.
10. If there is a problem, talk about it to each other. Direct conversation is more then writing a letter or banging on a wall.



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, December 8, 2020 @ 6:00 P.M.
Via Zoom. Call
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:

Eriq Springer
Phone: 949-503-0298
espringer@keystonepacific.com

BILLING QUESTIONS/ADDRESS CHANGE/ 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 Eriq Springer 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 logged in the homeowner's account.

CLUBHOUSE FOBS:

Call Gary Moeller at 714-357-5596. Cost is \$75.00 and FOBS 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

DECEMBER 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.

Keystone will be closed December 24th & 25th for the holiday.

Street Sweeping Day - Friday

Trash Pick-Up Day - Friday

The next meeting will be December 8, 2020 @ 6:00 P.M. via Zoom and to email Debbie Stinson at dstinson@keystonepacific.com for the link.

HOMEOWNER ASSESSMENT ADDRESS CHANGE

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

PO BOX 513380
Los Angeles, CA 90051-3380



TRASH ENCLOSURES

The Board would like to remind homeowners that the trash enclosures should not be used to dispose of large items, and that all trash should fit inside the trash cans and not left in the dumpster area. Please break down all cardboard boxes. Recently, the Board found excessive trash that had been left inside the trash enclosures and not inside the trash cans. The cost to clean up and remove the debris is an expense which has not been budgeted for the Association. The trash company does not pick up trash that is left outside the containers. **Please do not discard oil, paint, etc. in the trash containers as those items must be taken to the waste disposal located in Irvine at 6411 Oak Canyon.** Also, if you have contractors doing work at your home, please have them take all construction related waste with them, to leave adequate room in the cans and enclosures for your neighbors. Thank you for your cooperation.

2021 ANNUAL ELECTION

The 2021 Annual Election Meeting is scheduled to take place on January 26, 2021. There are three positions open for the January 28, 2021 Annual Election. The Election Notice and Ballot will be mailed in early December. Keep an eye open for your election packet.



2021 ANNUAL BUDGET

At the October Board meeting the 2021 budget was on the agenda. As you know the budget is always a difficult because the community is older and repairs do occur more frequency. The budget process is that Management take 3 year of actuals, the most current reserve study and current actuals to generate a draft budget. This year the budget that was proposed by management with an increase of \$14.00 each person per month per lot. The Board of Directors worked with management to keep from having an increase for the 2021. The Board work very hard in getting the best cost with the best people, which takes time, which leads to delays in getting matters addressed. As homeowners, you should understand how lucky you are to have a Board which cares.

The 2021 budget will remain at the current rate of \$468.00 per month per homeowner. The budget will be mailed out to all homeowner by December 1, 2020.

SEWER LINES

The annual jetting of the sewer lines was completed November 17, 2020. Should anyone see as clogged drain line, please contact Management to have the drain cleared.

FIRE SEASON IS GONE FOR A FEW MONTH, BUT REALLY NEVER GONE IN CALIFORNIA

- The Association maintains their fuel mod annually.
- The Association is looking for volunteers or block captains to assist in creating an Emergency Preparedness Response Committee. If you are interested, contact Debbie Stinson at dstinson@keystonepacific.com. The City's and OCFA have done all of the work the Association just need people to inform and alert homeowners.