

PACIFIC ISLAND VILLAGE III

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PET ETIQUETTE

Sec. 10-1-50 Laguna Niguel Municipal Code

It is unlawful for the owner or person having charge, custody or control of any animal to permit such animal to defecate and to allow the feces to thereafter remain on any public sidewalk, public park or on any other public property or on any private property owned by someone other than the owner or person who has custody or control of the animal.



In other words, clean up after your pet or you will be subject to code violation and fined.

THE DUMPING OF PLANT MATERIAL ON SLOPE

It has been reported that residents are dumping old plant material onto the slopes. The problem that this creates is the discarded material dies off and now creates a fire hazard. Please make sure that this does not continue.

COMMUNITY TREES AND MAINTENANCE

QUESTION: Our association has a tree limb extending into the back yard of a neighboring property. If it breaks and causes damage are we liable?

ANSWER: As a rule, owners are responsible for injury caused to others by their want of ordinary care or skill in the management of their property. If the tree belongs to the association, the board is responsible for properly caring for the tree so as to prevent any foreseeable damage to the neighboring property.

Negligence: If the tree has dead or dying branches and the board was warned they needed pruning, and the board fails or refuses to do so, and a dead limb crashes into the neighbor's house, the association is likely liable. If there is nothing wrong with the tree, you are not required to remove a healthy limb just because the neighbor dislikes it.

Neighbor Self-Help: A neighboring owner may cut any encroaching branches or roots up to the boundary line as long as he does so in a reasonable manner that does not cause harm to the tree. The adjoining owner may cut back encroaching growth but cannot do so in a manner that causes foreseeable damage to the tree or another's property; adjoining owner may remove limbs or roots of a neighboring tree that extends upon his property up to the boundary line). Aside from the self-help method of cutting any offending branches or roots, the adjoining owner may also seek damages or injunctive relief if the encroaching branches or roots cause injury to his property. Continue to read...



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, April 27, 2021 @ 6:00 P.M.
Via Zoom. Email Debbie Stinson at 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
espringer@keystonepacific.com
714-410-1364

BILLING QUESTIONS/ADDRESS CHANGE/ WEBSITE LOGIN:

Phone: 949-833-2600
customercare@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 714-410-1364 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

APRIL 2021 REMINDERS

COMMUNITY IMPORTANT INFORMATION

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

The next meeting will be April 27, 2021 @ 6:00 P.M. via Zoom. 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



NUISANCE TREES CONT...

Even though the neighboring property has sustained no injury by the overhanging limb, branches and roots that intrude onto the property of another are considered a nuisance and your neighbor may abate the nuisance by cutting the offending branches and roots at the boundary line so long as the acts reasonably not to seriously damage your tree.

Trees whose branches extend over the land of another are not a nuisance, except to the extent to which the branches overhang the adjoining land. To that extent they are nuisances, and the person over whose land they extend may cut them off, or have his action for damages and an abatement of the nuisance against the owner or occupant of the land on which they grow, but may not cut down the tree, neither can he cut the branches thereof beyond the extent to which they overhang the soil. So it would seem, this may have abated the roots projecting into the soil, at least if this has suffered actual damage.

TRASH ENCLOSURE AREAS

Management has been notified that construction debris and large items are being left inside the trash dumpsters and these items will not be picked up by the waste management company. All trash should be placed inside the trash cans provided and not left inside the trash enclosures. If you are having construction done inside your home, then in the contractor should be removing all materials and debris from the community and not leave in the Association trash cans or enclosures. Please remember that the trash containers are for the use of residents only! Report any violators to Management.

Homeowners are allowed to have 1 large item pickup each year, with restrictions on size and type of item. If you have a large item that needs to be disposed of, please contact Eriq Springer at 714-410-1364 to schedule a pick up. Eriq will obtain the necessary information from you to have the items picked up and let you know when to have it outside of your garage. Please do not leave large items in the trash dumpster area, as the Association may have to pay extra to have these removed. Please take the time to break down cardboard boxes and place them inside the trash container not inside the enclosure as the driver will not collect items left inside the trash enclosure. Let's all work together to keep our community neat and clean. Thank you for your cooperation.

MAINLINE SEWERS

Due to the recent heavy rains, there have been occurrences where the main sewers have backed up and caused significant damage to homes.

To help prevent sewer backups we ask that you not put the following items down the drain or flush down the toilet: baby wipes, hand wipes, diapers, Kleenex, paper towels and most importantly, Kitty Litter. These products expand in water and can cause severe blockage, especially Kitty Litter which can expand to 50 times its size. Coffee grounds, asparagus stems, artichoke leaves and celery can also be a problem.

The repairs related to sewer backups are costly and may result in additional assessments from the Association.

