

PACIFIC ISLAND VILLAGE III

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HAPPY FATHER'S DAY

A dad is a person who is loving and kind, and after he knows that you have a mind of your own. He's someone who listens, suggests, and defends. A dad can be one of your very best friends! He's proud of your triumphs, but when things go wrong, dad can be patient and helpful and strong. In all that you do, a dad's love plays a part. There's always a place for him deep in your heart. And each year that passes, you're even more glad, more grateful and proud just to call him your dad! Thank you dad... For listening and caring, for giving and sharing, but especially, for just being you! Happy Father's Day!

MAINTENANCE RESPONSIBILITY

- **REAR DECKS:** Are the full responsibility of the homeowner to maintain, repair and replace. If you are planning on making repairs to replacing your rear deck, check with the City of Laguna Niguel, which has several new code changes that apply to decks. When replacing your deck the City will require the approval of the Association. Forms can be obtained from Debbie Stinson at her email address of dstinson@keystonepacific.com and her Associate Eriq Springer at espringer@keystonepacific.com. Design changes are allowed with ARC approval and that they follow the City of Laguna Niguel requirements.
- **STUCCO:** All areas of the stucco on your unit and garage are the responsibility of the homeowners, unless they have been damaged by a common area sprinkler or tree.
- **ROOFS:** Unit and Garage roofs are the responsibility of the homeowners. Many roofs have already been replaced and if you have not replaced your original roof, it must be getting close to needing to be replaced soon.

CLUDHOUSE REOPENING

The reopening of the clubhouse and pool area will be May 24th. Parties can not exceed 25% capacity for now. Homeowners must submit an application and obtain approval prior to sending out invitations.

HEATING OF THE COMMUNITY POOL

The community pool will be heated from May 24, 2021 through Labor Day, September 25, 2021.

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, June 22, 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

JUNE 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 June 22, 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



BACKFLOW VALVES

The Board is requesting that all homeowners add a backflow valve to their main waterline, to prevent backup into their unit. The cost is minimal and will prevent future damage to your unit. Check with your neighbors to see if they have a vendor which they can refer you to.

ATTENDING BOARD MEETINGS

There are three different phases in a Board meeting: (1) the Business Meeting, at which the board discusses and makes decisions based on a pre-established meeting agenda, (2) the Resident Open Forum, where residents (like you) can address the Board with your ideas, comments and/or suggestions pertaining to our community, (3) the Executive Session, which is conducted without homeowners present in order to discuss issues related to legal issues, personal issues and/or non-compliance hearings.

Residents can attend the Business Meeting, but they are not allowed to speak to the Board during this portion of the Board meeting. Residents are encouraged to attend in order to observe only. During the Resident Open Forum, residents are permitted to address the Board for a limited time. An important point to remember is that although important issues may be brought to the Board's attention during Open Forum, don't expect the Board to act on these issues at this time. Many issues are turned over to management for research and to determine the options available. The more prepared the Board is before making a decision, the better the decision will be.

Homeowners are not allowed to attend the Executive Session. Sensitive legal, personal and/or hearing issues are dealt with during Executive Session.

The California Legislature passed legislation requiring residents be given a period of time to address the Board at the regularly scheduled Board meeting.

Zoom meetings will be available in addition to holding the June meeting at the clubhouse. The Board is trying to accommodate those that are living out of the area and those that like the comfort of home.

PACIFIC ISLAND VILLAGE III HOMEOWNERS SUMMER KICKOFF EVENT

Date: Saturday, June 5, 2021

Time: 2:00 P.M. to 5:00 P.M.

Location: Community Pool

R.S.V.P. Lunn at lunnshelton03@gmail.com

