

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 Naulls

NEXT BOARD MEETING:

Tuesday, July 27, 2021 @ 6:00 P.M.
Via Zoom. Email Debbie Stinson at dstinson@keystonepacific.com for link.

The final agenda will be posted on the pool gates. 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.

MAINTENANCE RESPONSIBILITY

- **REAR DECKS:** Are the full responsibility of the homeowner to maintain, repair and replace. If you are planning on making repairs or 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.

CLUBHOUSE REOPENING

The reopening of the clubhouse and pool area was opened May 24th. Parties cannot exceed 25% capacity (36 people) 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 15, 2021 through October 1, 2021



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

JULY 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 July 27, 2021 @ 6:00 P.M. via Zoom and at the community Clubhouse. Email Debbie Stinson at dstinson@keystonepacific.com for the Zoom link.

HOMEOWNER ASSESSMENT ADDRESS CHANGE

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

PO BOX 513380
Los Angeles, CA 90051-3380



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• POOL FURNITURE

When using the pool and you had moved some table and chairs around, make sure that you put them back in place for the next person to use.

- IRRIGATION ISSUES If you have an irrigation issue, please tell Daniel or notify Keystone. Do not call Soto directly. The HOA gets charged extra for emergency calls.

• PICK UP AFTER YOUR PETS

Bring bags with you at all times. The landscapers and homeowner thank you.

