

PACIFIC ISLAND VILLAGE III

www.piv3hoa.com



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

RESIDENTS MAY NOW RESERVE THE CLUBHOUSE.

The clubhouse and pool area were reopened May 24th. Parties cannot exceed 25% capacity (36 people) for now. Homeowners must submit an application and obtain approval prior to sending out invitations.

THE COMMUNITY POOL DATES

The community pool will be heated from May 15, 2021 through October 1, 2021. For residents use only.



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, August 24, 2021 @ 6:00 P.M.
At the community clubhouse and 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.

AUGUST 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 August 24, 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, if you have and had moved the 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.



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 dumpster.

Recently, the Board found construction materials that had been left inside the trash enclosures and these items were not collected by the trash company. 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 a contractor 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.

