

## PACIFIC ISLAND VILLAGE III

[www.piv3hoa.com](http://www.piv3hoa.com)



### **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.

The spa and clubhouse will remain open year round. Reminder to not let guest use the pool/spa without you being accompanying them.



### **ALERT**

Over the last few months, several non-residents have climbed the pool fence and are using the spa and or causing vandalism. If you see unusable activity at the pool, call the Sheriff Department as soon as possible.

### **COMMUNITY WATER**

The Association covers all of the landscape water and water used by homeowners in their individual units. Currently, the water use has been high and if this continues, come year end, the assessment for 2022 may have to be increased to cover the water variance. It could be higher this year due to Covid, because of homeowners being home.

Just keep in mind when running your water or washing dishes. Check your toilets for possible leaks and repair. Anything will be helpful.

Thank you. Your Board of Directors



### **IMPORTANT CONTACT INFORMATION**

#### **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, September 28, 2021 @ 6:00 P.M.**  
**At the community clubhouse and zoom.**  
**Email Andrea Juarez at**  
**[ajuarez@keystonepacific.com](mailto:ajuarez@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:**

**Andrea Juarez**  
Phone: 949-381-3676  
[ajuarez@keystonepacific.com](mailto:ajuarez@keystonepacific.com)

**Emergency After Hours: 949-833-2600**

Fax: 949-377-3309

#### **COMMON AREA ISSUES:**

Kira Leddy  
[kledddy@keystonepacific.com](mailto:kledddy@keystonepacific.com)  
949-508-1114

#### **BILLING QUESTIONS/ADDRESS CHANGE/ WEBSITE LOGIN:**

Phone: 949-833-2600  
[customercare@keystonepacific.com](mailto:customercare@keystonepacific.com)

#### **ARCHITECTURAL DESK:**

Phone: 949-838-3239  
[architectural@keystonepacific.com](mailto:architectural@keystonepacific.com)

#### **CLUBHOUSE RESERVATIONS:**

ARE ON HOLD DUE TO COVID-19

#### **POOL KEYS:**

Contact Andrea Juarez at 949-381-3676 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

# SEPTEMBER 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 September 28, 2021 @ 6:00 P.M. via Zoom and at the community Clubhouse. Email Andrea Juarez at [ajuarez@keystonepacific.com](mailto:ajuarez@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



## WHAT IS A PUD AND WHY YOU SHOULD CARE

PUD is an acronym for Planned Unit Development which is what Pacific Island Village III is. It is not a condominium as some people think. In fact many Real Estate Professionals assume our community is a condominium development. The two are very different. A PUD is deeded the same as a single family residence. Ownership is in fee simple, which means you have the highest and strongest form of ownership that exists. It also means you own the land and the home that is built on that land. Usually PUDS are attached, but can also be free standing as some are in our community. A PUD has an association which is responsible for maintaining the pool, spa, clubhouse and other common areas. Many prospective homeowners assume the HOA takes care of the exterior of their home because they confuse a PUD with a Condo. As per our governing documents the HOA is not responsible for roofs, windows, doors, plumbing leaks, failing decks, termites or any other part of the home. All PUDS are similar to ours (can vary from state to state). There can be some differences in the governing documents. For example, most PUDS do not pay for your water, cable bill or insurance on your home. When our community was formed approximately 49 years ago these were included in our governing documents as the HOA'S responsibility. Newer PUD developments usually do not include these things and if they do it is of course reflected in the HOA fees charged. We have approximately eight acres of developed land and approximately 16 acres of undeveloped land surrounding our community. This is a lot of land for just 84 homeowners to take care of financially, but it's the price we pay for such a beautiful and open space community as ours.

## ASSOCIATION SUPPLIED ELECTRICITY

The Board would like to remind all homeowners that the cost of electricity for electrical equipment and appliances (excluding small hand tools) located in unattached garages is charged to the Association. These must be registered with the Association prior to their use. Per the Rules and Regulations operable equipment and/or appliances **are subject to an additional monthly fee of \$50.00**. If you are having any interior repairs done in the home please advise your contractors that they are **not** to use the unattached garage electricity for their construction purposes. Charging of hybrid or electric cars in an unattached garage is not permitted and requires Architectural Board Approval and installation of an electric vehicle charging station which also requires SDG&E permits and City Permits for connection to homeowners' electrical panel .

## **New Community Manager**

Due to Debbie Stinson's retirement, Andrea Juarez will be your new Community Manager. Some of you met her at the July meeting. Andrea comes to us from Hawaii with several years of experience. She is an Army veteran. Andrea Juarez contact information is listed under the important contact information. We wish Debbie the best and that she enjoyed working with our community and Board of Directors.





Pacific Island Village III Homeowners Association
Owner Notice Disclosure (Civil Code section 4041)

California law requires Owners in a community association to provide the following information to the association on an annual basis. If the below contact information has changed, please complete and return this form to Keystone Pacific Property Management, LLC at the address shown below or send the completed form to forms@keystonepacific.com no later than October 31st.

Owners Name \_\_\_\_\_

Property Address \_\_\_\_\_

Owner Phone # \_\_\_\_\_ Owner Email \_\_\_\_\_

\*ITEMS 1-6 NEED TO BE COMPLETED. IF NOT APPLICABLE, PLEASE INDICATE N/A

1. Address or Addresses to which notices from the association are to be delivered:
\_\_\_\_\_
\_\_\_\_\_
\_\_\_\_\_

2. Any alternate or secondary address to which notices from the association are to be delivered:
\_\_\_\_\_
\_\_\_\_\_
\_\_\_\_\_

3. The name and address of your legal representative, if any, including any person with power of attorney or other person who can be contacted in the vent of your extended absence from your property:
\_\_\_\_\_
\_\_\_\_\_
\_\_\_\_\_

4. Your property is (please check one): Owner occupied Rented out

If your property is rented out, please provide the following information:

Name of Tenant(s): \_\_\_\_\_

Phone Number: \_\_\_\_\_

Email Address: \_\_\_\_\_

5. Is your property developed, but vacant (please check one)?: Yes No

6. Is your property undeveloped land? Yes No

Please return this form to:
Pacific Island Village III Homeowners Association
c/o Keystone Pacific Property Management, LLC
16775 Von Karman Ave, Suite 100, Irvine, CA 92606