

PACIFIC ISLAND VILLAGE III

www.piv3hoa.com

Happy
HALLOWEEN



HOMEOWNER ASSESSMENT ADDRESS CHANGE

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

PO BOX 513380
Los Angeles, CA 90051-3380

UPCOMING ELECTION

It's almost that time of year again! The Annual Election
of the Board of Directors will take place in January 2021.

An application for Candidacy is included with your

October billing statement. If you are interested in running for the Board
of Directors, please complete the candidacy statement and return to
management no later than October 31, 2021 to include your name on
the voting ballot. Not sure what being a Board member entails? Contact
Management with your questions at 949-381-3676. A PDF copy of the
Application for Candidacy can also be e-mailed to you upon request..

We look forward to your participation in this year's election!

INSPECTOR OF ELECTIONS

Per the new election guidelines, Management can no longer act as
inspector of elections. Pacific Island Village III may hire an inspector of
elections or (3) homeowners may volunteer to act together as inspector
of elections. If you are interested, please contact management at
ajuarez@keystonepacific.com no later than December 15th.

FRONT ENTERENCE TREE PLANTING

At the August 30,2021 meeting the Board of Directors,
approved the proposal to install (3) Arbutus Marina
Strawberry Trees at the front entrance of the Property.
These trees will beautify the area and bring much curb
appeal. The association has the money set aside in the
"contingency" reserves for this project. Dates and times
for installation will be posted on the community website.



INSURANCE RESPONSIBILITY FOR GARAGES

Please be advised that the association ONLY insures the common area
wall between each garage. It is homeowner responsibility to insure the
inside of your garages. Please reach out to your insurance agent and
make sure your policy includes the inside of your garages.

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, October 26 2021 @ 6:00 P.M.
At the community clubhouse and zoom.
Email Andrea Juarez at
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

Emergency After Hours: 949-833-2600
Fax: 949-377-3309

COMMON AREA ISSUES /CLUBHOUSE RESERVATIONS:

Andrea Juarez
ajuarez@keystonepacific.com
949-381-3676

BILLING QUESTIONS/ADDRESS CHANGE/ WEBSITE LOGIN:

Phone: 949-833-2600
customercare@keystonepacific.com

ARCHITECTURAL DESK:

Phone: 949-838-3239
architectural@keystonepacific.com

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

OCTOBER 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 October 26, 2021 @ 6:00 P.M. via Zoom and at the community Clubhouse. Email Andrea Juarez at ajuarez@keystonepacific.com for the Zoom link.

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. Staying home and washing hands more often. Please check all fixtures for any leaks. Report any irrigation issues immediately by emailing ajuarez@keystonepacific.com.

CLUBHOUSE REOPENING

RESIDENTS MAY NOW RESERVE THE CLUBHOUSE.

The clubhouse and pool area are open. Homeowners must submit an application and obtain approval prior to sending out invitations. Please remember to socially distance and wear masks at all times.

ALERT

Over the last few months, several non-residents have climbed the pool fence and are used the spa and/or caused vandalism. If you see unusual activity at the pool, call the Sheriff's Department as soon as possible at (949)-770-6011.

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. Any installation of an electric vehicle charging station will also require SDG&E permits and City Permits for connection to homeowners' electrical panel .

APPLICATION FOR CANDIDACY FOR THE BOARD OF DIRECTORS

Dear Homeowner:

The Annual Election will be held in . If you are interested in serving on the Board, please complete this application and return it to **KEYSTONE** by 5:00 PM on . For specific candidate qualifications, please contact Management for a copy of your community's Election Rules.

Members are encouraged to confirm their personal contact information by the deadline set forth for submitting nominations to ensure that Members have an opportunity to review their personal information at least thirty (30) days before ballots are mailed.

NAME: _____

(Note: Be sure to complete and return verification information on page 2 of this application)
Candidacy statement needs to be kept to one page. Please type in the information requested below.

WHY WOULD YOU LIKE TO SERVE AS A BOARD MEMBER?

WHAT IS YOUR BACKGROUND?

WHAT IS YOUR VISION FOR THE COMMUNITY AND WHAT WOULD YOU LIKE TO ACCOMPLISH DURING YOUR TERM OF OFFICE?

PLEASE NOTE: PER CALIFORNIA CIVIL CODE SECTION 5105(a), A COPY OF THIS FORM MAY BE INCLUDED WITH THE OFFICIAL BALLOT. THE CANDIDATE/MEMBER IS SOLELY RESPONSIBLE FOR THE CONTENT OF THIS COMMUNICATION. THE ASSOCIATION DOES NOT EDIT OR REDACT ANY CONTENT

APPLICATION FOR CANDIDACY FOR THE BOARD OF DIRECTORS

HOMEOWNER VERIFICATION INFORMATION

ADDRESS: _____

WORK PHONE NUMBER: _____

HOME PHONE NUMBER: _____

CELL PHONE NUMBER: _____

E-MAIL ADDRESS: _____

I, _____, hereby certify that the information above is true and correct and that I have not been convicted of a crime which, if elected, would either prevent the Association from purchasing fidelity bond coverage required by California Civil Code section 5806 or terminate the Association's existing fidelity bond coverage.

Signature: _____ Date: _____

To request an electronic copy of the Candidacy Application, please contact reconnect@keystonepacific.com.

Completed Candidacy Applications must be submitted to reconnect@keystonepacific.com or to the following address before the deadline: