

PACIFIC ISLAND VILLAGE III

www.piv3hoa.com



HOMEOWNER ASSESSMENT ADDRESS CHANGE

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

PO BOX 513380
Los Angeles, CA 90051-3380

POOL CLOSURE/CLEANING

Please note the community pool and spa will be undergoing a deep cleaning. It has been noted that there is an excessive amount of black algae growing on the pool walls. A contributing factor is not washing or rinsing bathing suit attire if previously worn at the beach. The Black algae from the ocean stays on your clothing and transfers to the pool causing the Black algae to grow. Please make sure you wash and rinse before entering the community pool to avoid costly maintenance.

Please note the pool will be closed for cleaning on the following days:

Monday, November 1, 2021 through Friday, November 5, 2021.

During this time the pool will not be accessible.

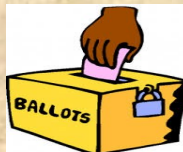
KEYSTONE PACIFIC CLOSED IN OBSERVANCE OF THE FOLLOWING DAYS

- Veterans Day, Wednesday, November 11, 2021
- Thanksgiving, Thursday, November 25, 2021 and Friday, November 26, 2021
- Christmas, Friday, December 24, 2021 and Monday, December 27, 2021
- New Year's, Friday, December 31, 2021.

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 (1 or 3) homeowners may volunteer to act together as inspector of elections.

Interested homeowners are welcomed to review the PIV III Election Rules which are also available on the kppm.com website under governing documents. If you are interested, please contact management at ajuarez@keystonepacific.com no later than December 15th. Your support would be greatly appreciated!



2022 PIV III ANNUAL ELECTION

The Annual Election Meeting is scheduled for January 2022. If you are interested in serving PIV III as a Board Member, complete and return a Candidacy Statement by October 31st. Candidacy Statements were mailed with the October billing statements. They are also available from management or online at kppm.com under Forms. Your participation on the Board is most welcome!

IMPORTANT CONTACT INFORMATION

BOARD OF DIRECTORS:

President: Christina Johnson

Vice-President: Gary Moeller

Secretary: Elisa Nardulli

Treasurer/Member-at-Large: Anne Naulls

NEXT BOARD MEETING:

Tuesday, November 23, 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 949-381-3676.

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/ POOL KEYS:

William Tsai

wtsai@keystonepacific.com

949-477-0938

A replacement pool key cost \$100.00.

Each key is numbered and is logged in the homeowner's account. Note the original key is free as you obtain the key in escrow from the seller.

BILLING QUESTIONS/ADDRESS CHANGE/ WEBSITE LOGIN:

Phone: 949-833-2600

customercare@keystonepacific.com

ARCHITECTURAL DESK:

Phone: 949-838-3239

architectural@keystonepacific.com

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. Make checks payable to: Pacific Island Village III

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

NOVEMBER 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 November 23, 2021 @ 6:00 P.M. via Zoom and at the community Clubhouse. Email Andrea Juarez at ajuarez@keystonepacific.com for the Zoom link.

Do not forget to turn your clocks back an hour. Daylight savings takes effect Sunday, November 7, 2021.

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. Because more residents are 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 RESIDEDNTS MAY NOW RESERVE THE CLUBHOUSE.

The clubhouse and pool area are open. In the "Clubhouse Rules – updated 4-8-2010" it states that if you have 15+ guests, you must rent the clubhouse. Homeowners must submit an application and obtain approval prior to sending out invitations. Please remember to socially distance and wear masks at all times. Please note you will be required to obtain a certificate of insurance naming the association; Pacific Island Village III and Keystone Pacific Management LLC as additional insured.

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.

ALERT

Over the last few months, several non-residents have climbed the pool fence and have 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.

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 detached 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 \$25.00**. 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.