

PACIFIC ISLAND VILLAGE III

www.piv3hoa.com



SPECIAL THANKS!!!

A special thanks to all, who took the time to research and go out to the nursery and select the new beautiful Arbutus Marina Strawberry trees for the PIV3 front entrance. We would also like to acknowledge Norm Rich for his generous contribution! to the Pacific Island Village III Homeowners Association. Because of his contribution the Association was able to upgrade the trees to 36" which has made a big difference in the beautification to PIV3.



Safety First Scams and Self-Protection

- Homeowners should be extra diligent about bad actors posing as delivery people or service technicians during this busy holiday season.
- Never let any unknown visitors in your home unless you personally requested the service call yourself.
- Never give out personal information to anyone in response to phone solicitations. If homeowners see questionable people/unusual activities please contact the Sheriffs Department as soon as possible at (949)-770-6011.

DECORATION SAFETY TIPS

Check each set of lights, new or old, for broken or cracked sockets, frayed or bare wires, or loose connections. Discard damaged sets or repair them before using. Use no more than three standard size sets of lights per single extension cord. Turn off all lights on trees and other decorations when you go to bed or leave the house. Lights could short and start a fire. Keep a fresh tree watered regularly and please keep it away from fireplaces, radiators or other heat sources. Candle safety—Always use non-flammable holders specifically rated for candle usage and Place candles where they cannot be knocked down or blown over. Since traditional luminaries are fire hazards, investigate alternative light sources such as glow sticks or battery operated candles. Before lighting any fire, remove all greens, boughs, papers and other decorations from the fireplace area. Check to make sure that the flue is open. Perhaps it is time to have your fireplace serviced and/or cleaned. Please remove holiday decorations by January 14, 2021.

TOP FIVE RULES FOR BEING A GOOD NEIGHBOR

Each month Management get complaints about neighbors filing complaints about ridiculous things that could easily be addressed with just talking to one another or just following the rules. Here are just a few simple rules to think about.

1. Respect your neighbors and their privacy. Keep the volume of your music low.
2. Take care of our property and always clean up after yourselves, particularly in the trash enclosures.
3. Make sure to be mindful of fellow neighbors when walking your animals in the common areas and ensure dogs are on a leash.
4. Help watch out for your neighbors' home when they are gone.
5. If a problem does arise, talk calmly and kindly about it with each other. Always be kind.



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, December 7, 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
customer@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

DECEMBER 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

CR&R will pick up Christmas trees less than six feet tall through January 14th

KEYSTONE PACIFIC WILL BE CLOSED IN OBSERVANCE OF THE FOLLOWING DAYS

- Christmas, Friday, December 24, 2021 and Monday, December 27, 2021
- New Year's, Friday, December 31, 2021 and Monday, January 3, 2022

2022 ANNUAL BUDGET

At the October Board meeting the 2022 budget was on the agenda. Because we live in an older community repairs and replacements do occur more frequently. The board along with management carefully reviewed the proposed budget, unfortunately due to increases in water, landscape, and overall maintenance contracts, there will be an increase of \$16.00 to the 2022 assessments.

The new 2022 maintenance fees will be \$484.00 per month, starting January 1, 2021. The budget will be mailed out by December 1, 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!



HOMEOWNERS MAY NOW RESERVE THE CLUBHOUSE.

The clubhouse and pool areas are now open again. The "Clubhouse Rules – Updated 4-2010" states that if you have 15+ guests, you must rent the clubhouse. Homeowner must submit an application, procure insurance, and obtain approval from Keystone Pacific Property Management prior to sending out invitations. Please note that you will be required to obtain a certificate of insurance naming Pacific Island Village III Homeowners Association and Keystone Pacific Property Management as additional insured. 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 have used the spa and 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 hybrid or electric cars in detached garages is not permitted without Architectural Board Approval. Among other requirements, the installation of an electric vehicle charging station will also require SDG&E permits and City Permits for connection to the homeowner's electrical panel.

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 trash cans and not left in the dumpster area. Please break down all cardboard boxes. The board has approved a proposal from Personal Touch Janitorial Services to pressure wash all trash enclosures due to trash residue being dragged in trash enclosures and not properly disposing of all items correctly. The trash company does not pick up trash that is left outside the containers. **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 contractors 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. If bulk items need to be picked up please contact Management to coordinate pick up with CR&R. At no time are bulk items allowed to be stored in or around trash enclosures. Items scheduled for bulk pick up will need to be put outside for pick up no earlier than 24 hours prior to scheduled pick up. Thank you for your cooperation.

HOMEOWNER ASSESSMENT ADDRESS CHANGE

Effective immediately, the payment address for assessments has changed to:
PO BOX 513380
Los Angeles, CA 90051-3380