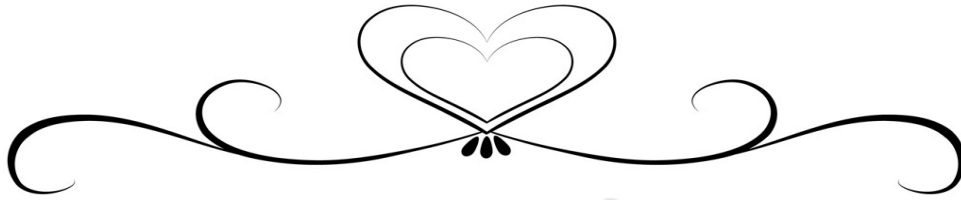


FEBRUARY 2018

Alta Vista South Community Association

www.AltaVistaCA.com

Professionally Managed by Keystone Pacific Property Management, LLC - 16775 Von Karman, Ste. 100, Irvine, CA 92606



HOLIDAY DECORATIONS REMOVAL

If you haven't already done so, all holiday decorations must be taken down. Holiday decorations may be displayed from Thanksgiving through January 15th. Please make sure decorations are removed.

BACKYARD TREES AND WIND ALERT

Please be courteous and trim back any of your property trees that are infringing on your neighbor's property. Make sure to clean up any tree branches and alert your neighbor if any cuttings have fallen into their yard. When the winds blow, untrimmed trees and plant material can cause damage to the surrounding homes.

KEEP WARM AND SAFE

December, January and February are the deadliest months for home fires, according to the National Fire Protection Association (NFPA). Heating equipment is the second leading cause of home fires and home fire deaths. That is why it is important for you and your loved ones to take extra precautions during the winter. Thinking of buying a space-heater? The NFPA recommends that you make sure it carries the mark of an independent testing laboratory and that you install it according to the manufacturer's instructions or have it professionally installed.



BOARD OF DIRECTORS:

President: Cyrus Khavarian
Vice-President: Eric Nguyen
Treasurer: Chris LaPuma
Secretary: Matt Campbell
Member-at-Large: Fred Eshragh

NEXT BOARD MEETING:

Monday, February 5, 2018
6:30 P.M. @ Alta Vista Country Club
777 E. Alta Vista Dr.
Placentia, CA

IMPORTANT NUMBERS:

ASSOCIATION MANAGER:

Scott Stubbs

Phone: 949-838-3244

Emergency After Hours: 949-833-2600

Fax: 949-833-0919

sstubbs@keystonepacific.com

COMMON AREA ISSUES:

Kevin Tan

Phone: 949-838-3264

ktan@keystonepacific.com

BILLING QUESTIONS/ ADDRESS CHANGES/ WEBSITE LOGIN:

Phone: 949-833-2600

POOL CARDS:

Please contact Kevin Tan at
949-838-3264

PATROL SERVICES:

California Coastal Patrol

Phone: 714-563-1821

Please call patrol if you notice trespassers at the pool. Trespassers will be prosecuted.

BILLING QUESTIONS/ADDRESS CHANGES/ WEBSITE LOGIN:

Phone: 949-833-2600

accounting@keystonepacific.com

ARCHITECTURAL DESK:

Phone: 949-838-3239

architectural@keystonepacific.com

FEBRUARY 2018 REMINDERS

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

Keystone Pacific will be Closed in Observance of President's Day - Monday, February 19th

Street Sweeping Day - 2nd and 4th Thursday of each month

Trash Pick-Up Day - Tuesdays

Please remove trash cans from the common areas after this day.

Monday, February 5, 2018 - Board Meeting @ 6:30 P.M.

Location: Alta Vista Country Club
777 Alta Vista Dr., Placentia, CA

SIGN UP FOR THE ACH PROGRAM

Save time and money and never miss a payment again! Sign up to have your assessment payments automatically debited from your checking or savings account. Please call Customer Care at 949-833-2600 or send an e-mail to customercare@keystonepacific.com to request an ACH application.



HOLIDAYS IN FEBRUARY:

Valentines Day

Wednesday, February 14, 2018

Presidents Day

Monday, February 19, 2018

PICKING UP AFTER PETS

It was noted that many dog owners are not picking up after their dogs whether it be on a neighbor's front lawn or in the common area. As a pet owner, please remember the following pet rules:

- All pets must be kept on a leash when in the common area.
- Pet owners are required to pick up their pet's waste and dispose of it in a sanitary manner.
- All pets are to be kept away from the play-ground area.
- Any nuisance created by a homeowner's pet is subject to action by the Board of Directors.

FEEDING WILDLIFE

It has been brought to Management's attention that homeowners are feeding coots and smaller animals through out the Association. Please refrain from feeding any wildlife as this draws coyotes into the area that will cause issues. If you see your neighbor feeding, or leaving any food out, for wildlife, please inform Management in order to handle the issue by taking the necessary steps.

REPORTING HOA AFTER HOURS EMERGENCIES

In the event that you notice an HOA maintenance emergency, outside of Keystone Pacific Property Management's regular business hours, please call (949) 833-2600, which will direct you to follow prompts to be connected, with a live person, with their contracted emergency service.

The emergency service will request the following information from you:

1. The name of your Association: Alta Vista South Homeowners Association
2. Your property address and phone number
3. The nature of the emergency service needed, in order to dispatch the correct vendor, to assist with the resolution
4. The address or cross streets of the emergency, if different from your property address

The emergency service will relay all of this information, via text, to the Keystone Pacific Property "On-Call" Manager. In the event that more information is needed, the "On-Call" Manager will contact you; otherwise, the appropriate vendor will be dispatched to address the emergency immediately. Please keep in mind that the "On-Call" Manager may not be familiar with your property, so please be willing to provide as much detail as possible.