

AUGUST 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

UPCOMING ELECTION

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

If you are interested in running for the Board of Directors, please complete the candidacy statement enclosed in your billing statement and return it no later than August 31st to have your name included on the voting ballot. Not sure what being a Board member entails? Please see the article below for more information.

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

DUTIES OF OUR BOARD OF DIRECTORS

Our Board of Directors is charged with maintaining, preserving and enhancing the common assets of our Association. In order to perform those duties, our Board depends upon the advice and counsel of experts in various fields of community association management, which include our management company, attorneys, landscapers, insurance specialists, just to name a few. When making decisions regarding our community, the Board is expected to consider all the facts and factors involved in the issue and make the best business decisions possible.

In addition to dealing with insurance, maintenance, financial and contractual decisions, the board must also balance their positions on the board, with their role as a homeowner. If assessments are increased that means theirs are increased also. If rules are enacted, that means they have to obey them too. Serving on the Board reflects just how seriously they take that responsibility. Please contact Management for more information.

VISIT www.AltaVistaCA.com

Log onto the community website to:

- Submit maintenance requests, address changes
- Get the latest community news & updates
- Obtain minutes, newsletters, policies, forms
- Access your account online
- Pay your HOA bill online
- Sign up for e-statements and e-notifications

Should you have problem logging onto the community website, please call Customer Service at 949-833-2600.

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, November 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

BILLING QUESTIONS/ADDRESS CHANGES/ WEBSITE LOGIN:

Phone: 949-833-2600

accounting@keystonepacific.com

ARCHITECTURAL DESK:

Phone: 949-838-3239

architectural@keystonepacific.com

AUGUST 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.
- Street Sweeping Day - 2nd and 4th Thursday of the month
- Trash Pick-Up Day - Tuesdays
Please remove trash cans from the common areas after this day.
- Monday, November 5, 2018 - Board Meeting @ 6:30 p.m.
Location: Alta Vista Country Club
777 E. Alta Vista Dr, Placentia

PAYMENT UPDATE:

Effective immediately, your account number and where to send your assessment payment has changed.

To avoid any delays in processing your assessment payments, please update your records.

Your new 10 digit account number can be found in your billing statement. The new payment address will be:

**File 1958, 1801 W. Olympic Blvd.
Pasadena, CA 91199-1958.**

If you have any questions or concerns, please call 949-833-2600.

STREETS ARE COMMON AREA

The streets within the community are common area property.

Streets or any common area are not to be blocked off for personal use at anytime! Every homeowner has a right to ingress and egress, as do any emergency vehicles. The CC&R's state in part: "No person may engage in any activities, which may obstruct such access easement."

COMMUNITY UPDATES

- Trash Cans – Please remember to put your trash cans out no more than 24 hours in advance of trash day and remove them within 24 hours following trash day. This will help keep the street neat and clean and will allow for more guest parking.
- Basketball Hoops – Please be sure to store basketball hoops on the side of your home when not in use. Please do not leave hoops on the street or driveway overnight.
- Abandoned Vehicles – If you notice a vehicle parked in the street that has not been removed for 96 hours, please contact California Coastal Patrol at 714-563-1821 and they will investigate and initiate the proper action in order to have the vehicle removed, if necessary.
- Street Sweeping – On street sweeping day, there is no parking between 9:00 AM - 3:00 PM on the 2nd and 4th Thursday of each month, on all Alta Vista South Community Association streets, which include Dunnavant. Patrol Masters will be issuing tickets between these hours and the third citation will result in vehicles being towed. In an effort to ensure the streets are thoroughly cleaned, we appreciate you making sure vehicles are not parked on the streets during the designated hours on the 2nd and 4th Thursday.

POOL & SPA GATHERINGS

Please remember that if you bring items into the recreational areas, it is your responsibility to clean up after and put the trash in your own trash can. **Pets, smoking, glass bottles and glassware are strictly prohibited in the pool area.** Drinking alcohol before using the spa is not recommended due to health considerations. Those suffering from heart diseases, asthma, high blood pressure as well as pregnant women should be cautious if considering using the spa.

If you would like to have a party/activity at the Pool area, please call (949) 838-3264 for a reservation form. Please be considerate of other residents that will be using the facilities during your party. Keep in mind, when reserving these areas, that you do not have exclusive use of these areas.

**APPLICATION FOR CANDIDACY
FOR THE BOARD OF DIRECTORS**

Dear Homeowner:

The Annual Election will be held in November 2018. If you are interested in serving on the Board, please complete this application and return it to KEYSTONE PACIFIC PROPERTY MANAGEMENT, LLC at the office address displayed below, by **5:00 PM on Cwi wv'53.'4238**.

Please type in the information requested below.

NAME: _____

(Please note: Be sure to complete and return verification information on page 2 of this application)

**Candidacy statement needs to be kept to one page.*

WHY WOULD YOU LIKE TO SERVE AS A BOARD MEMBER?

WHAT IS YOUR BACKGROUND?

WHAT IS YOUR VISION FOR THE COMMUNITY?

WHAT WOULD YOU LIKE TO ACCOMPLISH DURING YOUR TERM OF OFFICE?

(Per Civil Code, this form will be sent with the election materials, as submitted)

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Professionally Managed by: Keystone Pacific Property Management, LLC
16775 Von Karman Avenue, Suite 100 · Irvine, CA 92606-4960
Tel (949) 833-2600 · Fax (949) 833-0919 · www.keystonepacific.com

**APPLICATION FOR CANDIDACY
FOR THE BOARD OF DIRECTORS**

HOMEOWNER VERIFICATION INFORMATION

NAME: _____

ADDRESS: _____

WORK PHONE NUMBER: _____

HOME PHONE NUMBER: _____

CELL PHONE NUMBER: _____

E-MAIL ADDRESS: _____