

SEPTEMBER 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

DRIVE SAFELY – DRIVE SLOWLY

Please remember that speed must be controlled when entering and exiting the community as well as when you drive through the streets. Several homeowners have contacted Management to express their concerns about reckless drivers in the community and running stop signs along Dunnivant. As you know, there are many children that play around the community during the daylight hours. No one wants to see an unfortunate disaster concerning a child or even someone's beloved pet. If you witness a reckless driver, please contact Management with their address.



ARE YOU PICKING UP AFTER YOUR PET?

Besides being unsightly and smelly, animal waste can be hazardous to the health of our children, who play in the community, and to other pets. One of the most common forms of disease transmission, between dogs, is through fecal matter. **It is important to remember to, immediately, clean up after your pet.** When walking your dog, take a baggie with you to pick up waste and dispose of it properly. For your convenience, you may find doggie stations are located on Dunnivant. Thank you for your cooperation!



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.

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: 949-838-3234
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

SEPTEMBER 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
- In observance of Labor Day, Keystone Pacific will be closed Monday, September 3, 2018.

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.

COYOTE WARNING

We have seen an increase in coyote activity throughout the community. Please use caution and take a moment to review the following tips for the safety of you, your children and your pets.

<http://www.ci.irvine.ca.us/ipd/divisions/animalservices/coyotebulletin.asp>

There are many steps that can be taken to protect you and your property from nuisance wildlife that include coyotes:

- Do not feed coyotes.
- Fence off animal enclosures (fully enclose if possible).
- Keep cats and small dogs indoors or in the close presence of an adult.
- Feed pets indoors.
- Store trash in covered heavy duty containers with secure lids.
- Keep yards free from potential shelter such as thick brush, weeds, wood piles, or excess debris.
- Eliminate potential food and water sources, such as, fallen fruit and standing water.
- Keep your property well-lit at night.
- Put your trash out the morning of pick up.
- Motion sensitive sprinklers may be effective in areas of high concern.
- Keep small children under close adult supervision at all times.



POOL & SPA UPDATES!

We have just completed some improvements in the pump house equipment. This together with the new pool maintenance contractor who started operating in July has brought the Association significant benefits and improvement to the pool/SPA operations.

The cost of these improvement have been around \$2000-\$2500. Money well spent. We will more than recoup this expense in less than a year. We replaced the pump control system and associated timers and relays. This allows us to separate the pool operation from the SPA completely. Together with a new emergency alarmed SPA switch we can avoid accidental stoppages and expensive service calls to restore pool operations. We have also re-positioned the fresh water filler valves outside the pump house preventing water damage to the walls and other equipment. These changes allow us savings in operating costs as follows:

1. We spent about \$1500 in pump motors replacement this year alone. By reducing the pumps operating time by 30% through the new time switches, we will save on electricity and wear and tear with no adverse operational effect. In fact this may even save us in filter cleaning and replacement costs as well as operational efficiency as they have a breading period over night.
2. The new emergency shut off switch for the SPA now has a siren that alerts accidental use and would only shut off the SPA in the worst case. The service can be then restored by pulling the switch out. Savings in avoidable expensive service calls.



Alta Vista South Community Association
Owner Notice Disclosure (Civil Code section 4041)

California law requires Owners in a community association to provide the following information to the association on an annual basis. Please complete and return this form to Keystone Pacific Property Management, LLC at the address shown below or send the completed form to forms@keystonepacific.com no later than October 31st.

Owners Name
Property Address
Owner Phone # Owner Email

*ITEMS 1-6 NEED TO BE COMPLETED. IF NOT APPLICABLE, PLEASE INDICATE N/A

1. Address or Addresses to which notices from the association are to be delivered:

2. Any alternate or secondary address to which notices from the association are to be delivered:

3. The name and address of your legal representative, if any, including any person with power of attorney or other person who can be contacted in the vent of your extended absence from your property:

4. Your property is (please check one): Owner occupied Rented out
If your property is rented out, please provide the following information:
Name of Tenant(s):
Phone Number:
Email Address:

5. Is your property developed, but vacant (please check one)?: Yes No
6. Is your property undeveloped land? Yes No

Please return this form to:
Alta Vista South Community Association
c/o Keystone Pacific Property Management, LLC
16775 Von Karman Ave, Suite 100, Irvine, CA 92606