

OCTOBER 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. With Halloween just around the corner, there will be several children out trick-or-treating and we do not want to have an unfortunate event take place. 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.



## HOUSE ADDRESS PLATE

Please take a moment to make sure that your address number is illuminated at night. If your address plate is not illuminated you may just need to replace the bulb. Also make sure your address plate is not covered up by any decorative flags, basketball hoops or landscaping such as vines or a shrubs. It's a good idea to have your address numbers readily visible should any emergency vehicles (fire, ambulance or police) need to locate your house. In an emergency, seconds count!



## ROOF INSPECTIONS AND RAIN GUTTER CLEANING

Homeowners should inspect their roofs on an annual basis for cracked, missing and broken tiles. The felt underneath your roof tiles should be inspected by a professional to ensure that the material has not degraded. Investing a few hundred dollars in a roof inspection can potentially save you thousands in roofing repairs and internal damage. Homeowners should also clean their rain gutters on an annual basis to ensure that rain water does not cause damage to their wood trim and fascia.



### **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

## OCTOBER 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

## COMMUNITY REMINDERS

- Clean Exterior Surfaces of your home. Brush off spider webs, dirt, debris, etc.
- Receive Architectural Approval prior to Yard Improvements and Exterior Home Improvements.
- Pick up Newspapers and flyers from Driveway and around your home daily.
- Ensure Trash cans are out no more than 24 hours in advance of trash day and removed within 24 hours the following day.

## 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!

## 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.

