

NOVEMBER 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 ANNUAL ELECTION

The Annual Election of the Board of Directors will be held at the Alta Vista Country Club, 777 E. Alta Vista Street, Placentia 92870 and is scheduled for November 5, 2018 at 6:30 P.M.

Remember that your vote counts! Twenty Five percent (25%) of the membership must vote in order to hold the Annual Election. Please mail in your ballot today!

If you are interested in serving on the Board, the meetings are held quarterly; February, May, August and November and last approximately 1 – 1.5 hours. Not sure what being a Board member entails? Please see the article below for more information.



## 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.



## DAYLIGHT SAVINGS TIME – FALL BACK ONE HOUR

This is a friendly reminder to turn your clocks back one hour on Sunday, November 4, 2018 at 2:00 a.m.

### **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

## NOVEMBER 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
- Keystone Pacific Closed in Observance of the Following Days -
  - \* Veteran's Day- Monday, November 12th
  - \* Thanksgiving - Thursday, November 22nd
  - \* Day After Thanksgiving- Friday, November 23rd

## 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.

