

DECEMBER 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

COMMUNITY MANAGER INTRODUCTION

Hello All! My name is Akash Vaidya and I am the new Community Association Manager for the Alta Vista South Community Association. Should Alta Vista South Community Homeowners have specific questions or concerns about Association-maintained items, they are encouraged to contact the Community Association Manager, Akash Vaidya, via email at avaidya@keystonepacific.com. Vontrell Burnett is the new Associate for the Alta Vista South Community Association and is also available to answer many questions or concerns. Contact Vontrell Burnett at vburnett@keystonepacific.com or (949) 838-3201.

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.

GOING AWAY FOR THE HOLIDAYS?

Please keep the following helpful tips in mind:

- Ask a trusted neighbor to pick up your paper and mail during the days you'll be gone.
- Check all appliances to ensure they are turned off properly.
- Put lights on timers (variable timer is ideal).
- Leave an itinerary including a phone number where you can be reached with a friend or neighbor.
- Check to make sure you lock up all doors and windows.
- Police Department Telephone Numbers:
-Non Emergency Police Dispatch: 714-993-8164

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 4, 2019
6:30 P.M. @ Alta Vista Country Club
777 E. Alta Vista Dr.
Placentia, CA

IMPORTANT NUMBERS:

ASSOCIATION MANAGER:
Akash Vaidya
Phone: 949-838-3217
Emergency After Hours: 949-833-2600
avaidya@keystonepacific.com

COMMON AREA ISSUES:

Vontrell Burnett
Phone: 949-838-3201
vburnett@keystonepacific.com

BILLING QUESTIONS/ ADDRESS CHANGES/ WEBSITE LOGIN:

Phone: 949-833-2600

POOL CARDS:

Please contact Vontrell Burnett at 949-838-3201

BILLING QUESTIONS/ADDRESS CHANGES/ WEBSITE LOGIN:

Phone: 949-833-2600
accounting@keystonepacific.com

ARCHITECTURAL DESK:

Phone: 949-838-3239
architectural@keystonepacific.com



DECEMBER 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, February 4, 2019 - 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 -

* New Year's Eve- Monday, December 31st

* Christmas - Monday/Tuesday, December 24th & 25th

HOLIDAY LIGHT & TREE SAFETY

It's almost that time of year again, time to get out those holiday lights and decorations! We encourage everyone to help bring some holiday cheer to Alta Vista South Community Association this holiday season!

Safe installation and use of holiday lights can keep the holidays cheerful. Here are some tips from Southern California Edison:

- Check all light strands for broken sockets, frayed cords and loose connections. If you find any of these problems, you should replace the strand. New strands should also get a thorough exam and be replaced if faulty.
- Make sure you don't overload a circuit when you plug in your holiday lights. "No more than three" is a good rule for any electric outlet. Overloads can cause circuit failure and fire.
- Keep outdoor electrical connectors above ground and out of water.
- Use miniature lights with cool-burning bulbs to save energy.
- Do not change bulbs or fuses while light sets are plugged in.
- Keep holiday lights away from carpeting, furniture, drapes and other combustible materials.
- To prevent an organic holiday tree from becoming a fire hazard, check the water level daily. A newly cut tree can absorb a gallon or more of water per day.
- When hanging outdoor lights, do not insert tacks or nails through any electric cords.
- Only lights designed for outdoor use should be used outside the home.

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.

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!

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

Should you have problem logging onto the community website, please call

Customer Care at 949-833-2600.

