

JANUARY 2016

MONTSERRAT AT NEWPORT RIDGE

www.Montserrathoa.com

Professionally Managed by Keystone Pacific Property Management, Inc. - 16775 Von Karman, Ste. 100, Irvine, CA 92606

COYOTE/BOBCAT PRESENCE @ MAIN ENTRANCE

Important Reminders:

- Motion sensor lights on homes or buildings can deter coyotes from approaching.
- Make your property less attractive to coyotes by clearing or thinning thick vegetation.
- Eliminate water sources such as ponds or fountains.
- Do not keep your pet's food dishes outside.
- Store your pet's food indoors.
- Keep your garbage cans covered, sealed and out of the common area at all times.
- Keep all small pets indoors. Large dogs should be brought in before dusk (PM) and let out after dawn (AM).
- Leash your pet at all times. Any pets who run free are easy prey for coyotes.
- Avoid walking your pets around dense vegetation.
- Walk your pets at different times and in different areas so that coyotes won't learn your routine.

BEAUTIFUL SUNSETS AND FITNESS

Just outside the Terrace Pedestrian Gate, there is the newly landscaped EL Capitan Park. There is a wonderful pathway that leads to a gazebo where you can soak in beautifully romantic sunsets. Get the endorphins flowing and experience the glorious, crisp, fresh air on an early morning or evening walk.

REMINDER: POOL HEATER SHUT OFF

This is a reminder to all homeowners that the pool is not heated during the time frame of January 1st to March 31st.

BULKY ITEM PICK UP

Bulky items are considered any pick up weighing less than fifty (50) pounds, which commonly include sofas, desks, chairs, tables, mattresses and excess green waste. Enhanced bulky items are items exceeding the standard bulky item guidelines and often include sleeper sofas, refrigerators, ranges, washer/dryers, dishwasher, florescent bulbs and household batteries.

BOARD OF DIRECTORS:

President:	Signe Keller
Vice-President:	Greg Lynch
Treasurer:	Sharon Fisher
Secretary:	Sally Phelps
Member-at-Large:	Herbert Roth

NEXT BOARD MEETING:

**Thursday, January 14, 2016
6:00 PM**

Newport Ridge Community Center
6401 San Joaquin Hills Road
Newport Beach, CA 92657

The final agenda will be posted at the bulletin board inside the pool area next to the water fountain and telephone. You may also obtain a copy of the agenda by contacting management at 949-838-3202.

IMPORTANT NUMBERS:

ASSOCIATION MANAGER:

Adrian Robertson
Phone: 949-838-3202
Fax: 949-833-0919
arobertson@keystonepacific.com

Emergency After Hours:
949-833-2600

COMMON AREA ISSUES:

David Washington
Phone: 949-838-3254
dwwashington@keystonepacific.com

BILLING QUESTIONS/ ADDRESS CHANGES/ WEBSITE LOGIN:

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

INSURANCE BROKER:

La Barre/Oksnee Insurance
30 Enterprise, Suite 180
Aliso Viejo, CA 92656
Phone: 949.588.0711
Fax: 949-215-9815

JANUARY 2016 REMINDERS

- **Keystone Pacific will be closed in observance of New Year's - Friday, January 1st**
- **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:** Conducted on the 2nd and 4th Friday of the month. Please insure your vehicles are moved from the street by 7:00 AM when they come through.
- **Trash Pick-Up Day: Monday**
*Trash receptacles must be removed from the curbside on the same day that the trash is picked up.
- **Board Meeting:** Thursday, January 14, 2016
Time: 6:00 PM
Location: Newport Coast Community Center
Address: 6401 San Joaquin Hills Road
Newport Coast, CA 92656

SIGN UP FOR COMMUNITY E-NEWS

Sign up to receive news and updates pertaining to our community association via email.

To sign up, please register from the "Account Notifications" page once you have logged into The KPPM Connection at

www.kppmconnection.com.

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.

HOLIDAY DECORATIONS

Holiday decorations are permitted 14 days before and 14 days after the holiday, with the exception of Christmas type decorations which are permitted from Thanksgiving until January 15th **ONLY**. Please remember that decorations are limited to your Lot and shall not be placed in or across the Common Area or across other Lots.

HOLIDAY TREE RECYCLING

Holiday trees will be collected beginning **Saturday, December 26, 2015 and through Saturday, January 16, 2016**. Trees must be curbside no later than 6:30 AM. Please place your tree near your regular collection area and remove all ornaments, and stands. If your tree is longer than 6', please cut it in half. Flocked trees cannot be recycled, please call CR&R Environmental Services: 866-949-9694 to schedule a pick up.

ASSOCIATION MAINTENANCE ITEMS

If homeowners ever have any maintenance questions or concerns, please feel free to phone your Community Association Manager, Adrian Robertson, at (949) 838-3202 or send an email to arobertson@keystonepacific.com. David Washington is the new Associate Manager and is also available to answer any questions or concerns. He may be contacted at dWASHINGTON@keystonepacific.com or (949) 838-3254. For any monthly assessment questions or concerns, please contact the Accounts Receivable representative for Montserrat, Calvin Le, at cle@keystonepacific.com.

NEWSLETTER ARTICLES

Please feel free to submit any newsletter ideas or articles that you feel would be relevant to your neighbors here at Montserrat at Newport Ridge. To be considered, all entries must be sent to Adrian Robertson no later than the 1st of each month for inclusion in the following month's newsletter.