

JUNE 2016

MONTSERRAT AT NEWPORT RIDGE

www.montserrathoa.com

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

TO BE REMEMBERED

We were saddened to hear that Donald Phelps, the husband of our Board member, Sally Phelps, passed away on March 3, 2016, after a long illness. Don and Sally were one of the original homeowners in Montserrat and Don served on the board for several years, as well. Don's professional life was in the food service industry, where he founded Food Systems, Inc., headquartered in Buena Park, California, 44 years ago. He is survived by his wife Sally, of 43 years, five daughters, one son, seven grandsons, three great-grandsons, and one great-granddaughter. Montserrat is grateful for all he did to help create the beautiful community it is today. Our condolences to Sally and their family.

~today and always, may loving memories bring you peace, comfort and strength.



RATTLESNAKE SEASON IN FULL EFFECT

As springtime calls, encounters with snakes become inevitable. California has a variety of snakes most of which are benign, with the exception of the rattlesnake.

Southern California rattlesnake species include the Western Diamondback, Sidewinder, Speckled rattlesnake, Red Diamond rattlesnake, Southern Pacific, Great Basin rattlesnake and the Mojave rattlesnake. Although rattlesnakes are dangerous when provoked, they also provide us with a tremendous service by assisting with controlling the rodent colonies, other reptile colonies and insect colonies, by eating them. They, in turn, are also eaten by other predators. Please take note of a few important tips to learn how to avoid contact with rattlesnakes.

- Never go barefoot or wear sandals when walking through wild areas. Wear hiking boots and avoid tall grass, weeds and heavy underbrush where snakes may hide during the day.
- Be careful when stepping over the doorstep as well. Snakes like to crawl along the edge of buildings where they are protected on one side.
- Do not handle a freshly killed snake as it can still inject venom.
- Teach children to respect snakes and leave them alone.

BOARD OF DIRECTORS:

President: VACANT
Vice-President: Gerhard Widtmann
Treasurer: Sharon Fisher
Secretary: Stephanie Sandoz
Member-at-Large: Herbert Roth

NEXT BOARD MEETING:

Thursday, July 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:

Jack Medford
Phone: 949-838-3293
jmedford@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: 800-698-0711
Fax: 949-588-1275

JUNE 2016 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 Fridays. Please ensure your vehicles are moved from the street by 7:00 AM when they come through.

Trash Pick-Up Day: Mondays

*Trash receptacles must be removed from the curbside on the same day that the trash is picked up.

Board Meeting: Thursday, July 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 customer care@keystonepacific.com to request an ACH application.



RATTLESNAKE TIPS CONT...WHAT TO DO IN THE EVENT OF A SNAKE BITE

- Stay calm .
- Wash the bite area gently with soap and water.
- Remove watches, rings, etc., which may constrict swelling.
- Immobilize the affected area.
- Transport safely to the nearest medical facility.

WARNINGS

- Never put a tourniquet on a limb bitten by a snake. It may cause necrosis and the loss of the limb.
- Never pick up, what seems to be, a dead rattlesnake. It may be resting or simply not detectably moving to the naked eye.
- Do not cut, suck or drain the snakebite as these are old fashioned methods that are proven not to work.
- Do not buy a "snake kit"; they do not work.
- Never pick up a freshly killed rattlesnake as it can bite reflexively even when it is dead.
- Use caution after sundown when walking on paved roads or sidewalks as rattlesnakes may find their way onto a warm road or sidewalk on a cool evening to warm up.
- Do not kill rattlesnakes unless the situation involves immediate danger to humans or domestic animals. Rattlesnakes are protected in many areas and it is senseless and might land you in jail for hurting a protected animal.