

JULY 2016

# MONTSERRAT AT NEWPORT RIDGE

www.montserrathoa.com

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



## THINGS YOU SHOULD CONSIDER WHEN FLYING A DRONE

Civil Code §1708.8 Invasion of Privacy: (a) A person is liable for physical invasion of privacy when the person knowingly enters onto the land or into the airspace above the land of another person without permission or otherwise commits a trespass in order to capture any type of visual image, sound recording, or other physical impression of the plaintiff engaging in a private, personal, or familial activity and the invasion occurs in a manner that is offensive to a reasonable person. (b) A person is liable for constructive invasion of privacy when the person attempts to capture, in a manner that is offensive to a reasonable person, any type of visual image, sound recording, or other physical impression of the plaintiff engaging in a private, personal, or familial activity, through the use of any device, regardless of whether there is a physical trespass, if this image, sound recording, or other physical impression could not have been achieved without a trespass unless the device was used.

If you choose to fly a drone, the homeowners at Montserrat request that you consider flying them in the larger, Newport Ridge parks, for privacy and safety reasons.

Drones are considered a Model Aircraft and are for hobby and recreational purposes only. The FAA strongly encourages "Know Before You Fly" and follow these safety guidelines:

- Fly Below 400 Feet and remain clear of surrounding obstacles
- Keep the aircraft within visual line of sight at all times
- Remain well clear of and do not interfere with manned aircraft operations
- Do not fly within 5 miles of an airport unless you contact the airport and control tower before flying (Montserrat is 8.2 miles from SNA)
- Do not fly near people or stadiums
- Do not fly an aircraft that weighs more than 55lbs
- Do not be careless or reckless with your unmanned aircraft as you could be fined for endangering people or other aircraft

Thank you for your consideration of your fellow neighbors.

### 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

## JULY 2016 REMINDERS

- Keystone Pacific Closed in Observance Independence Day - Monday, July 4th
- 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](http://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](mailto:customer care@keystonepacific.com) to request an ACH application.



## MONTSERRAT'S ANNUAL SUMMER POOL PARTY!

**DATE:** Sunday, July 31    **TIME:** 12:00 P.M. – 2:00 P.M.    **LOCATION:** Montserrat Pool

Come and join in some summer fun with all your friends and neighbors, at the Montserrat pool, on Sunday, July 31st, from 12:00 – 2:00 P.M. Meet some new friends and reminisce with old friends. There is sure to be lots of laughs and fun to be had. Don't miss this annual event!

Additionally, always be sure to remember to check that the pool gate closes and locks behind you when you leave the pool area. There are many reasons to check that the gate is secured and locked, but the most important reasons are to protect the safety and well being of any youngsters or furry loved ones, that could fall in and do not know how to swim.

## DOGGIE WALK BAG ETTIQUETTE

When walking your dog in the community, remember that it should be leashed at all times to prevent any unsupervised and unwanted "gifts" on your neighbor's lawn. Additionally, when you have a full "doggie walk bag", please be sure to take it all the way home and dispose of it in your own trash receptacle. Do not use other peoples trash receptacles to dispose of the smelly contents. We are kindly requesting that everyone be responsible pet owners and we thank you, in advance, for your cooperation!