

SEPTEMBER 2016

MONTSERRAT AT NEWPORT RIDGE

www.montserrathoa.com

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

PARKING REMINDERS

Parking in the Montserrat neighborhood poses many challenges. We are kindly requesting that you exhibit extreme consideration and courtesy to all of your surrounding neighbors when it comes to your household's extra vehicles. We ask that you utilize your garage and driveways for the parking of all of your vehicles and refrain from parking your vehicle in a manner that blocks the path of travel on the sidewalk. Please be cognoscente of the visibility your neighbor requires to back out of their garage freely and safely and do not park within 2' of any mailbox.

PARKING TOO CLOSE TO MAILBOXES

The postman is skipping mail delivery to homes where there are vehicles parked too close to a mailbox. Please be reminded that the postman needs enough access (**NO LESS THAN 2 FEET ON BOTH SIDES OF THE MAILBOX**), to access the mailbox freely. The aforementioned is a Montserrat Rule and homeowners are considered in violation if they do not comply.

PET REMINDERS

It doesn't take much to remember that we have pets in the community. In fact, if you don't watch your step, you're liable to step in one such reminder. Besides being unsightly and smelly, pet waste can be hazardous to the health of the members, who play or walkthrough the community, along with other pets. One of the most common forms of disease transmission, between dogs, is through fecal matter. Always remember to take "doggie walk" bags with you, clean up after your pet and dispose of the contents in your own trash receptacle.

Do not let your pet out un attended as it can be hit by a car and/or taken by a predator. Additionally, you are unaware of whose yard unwanted "gifts" are being left on and the grass they are destroying.

When walking your dog in the community, remember that it should be leashed at all times. Some dogs a have a high prey drive and are provoked, unintentionally, by unleashed pets coming to greet them.

BOARD OF DIRECTORS:

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

NEXT BOARD MEETING:

**Thursday, September 8, 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:

Sherry Ros
Phone: 949-838-3293
sros@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

SEPTEMBER 2016 REMINDERS

- Keystone Pacific Closed in Observance of Labor Day - Monday, September 5th.
- 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, September 8, 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.

EXTERIOR IMPROVEMENTS

Please keep in mind that before you make **any** exterior modifications to your home, including exterior paint, regardless of if it is the same color, you must fill out an architectural application and it must be approved by the Architectural Committee before commencing any work. The Committee has up to 45 days to review and return your architectural application. Please contact Management for an architectural application form.

SMOKE DETECTORS: PREVENTION THROUGH DETECTION

The majority of fatalities that occur in home fires happen, at night, when people are asleep. Contrary to popular belief, the smell of smoke may not wake a sleeping person. Poisonous gases and smoke, produced by a fire, can numb the senses and quickly put you into a deeper sleep. Household smoke detectors can cut your chances of dying in a home fire by, approximately, 40 percent, with the sound of an alarm, alerting you and your family of the fire providing you with extra time to escape.

Selecting a Smoke Detector: Smoke detectors are available in a variety of brands and can be purchased in hardware, department, and discount stores. Make sure the detector you buy has been approved by the California Fire Marshal and has been tested by the Underwriter's Laboratory (UL). Battery-operated units are preferred to those that run on an electric current.

If you do purchase a detector that runs by electricity, be sure you have a battery back-up as well.

Smoke Detector Installation: Smoke detectors should be installed in hallways, outside the bedrooms, in single-story and two story homes. A minimum of two smoke detectors are recommended for two-story homes. Place smoke detectors on the bottom floor, near the bedrooms. If there are no bedrooms downstairs, place smoke detectors in or near living areas, dens or family rooms.