

OCTOBER 2016

MONTSERRAT AT NEWPORT RIDGE

www.montserrathoa.com

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



ANNUAL HALLOWEEN PARTY!

It's that time of year to dust off your favorite costume and have some fun at the annual Montserrat Halloween Party. There will be pizza and drinks and hopefully many of you in a fun costume. Be creative, get the whole family involved, including the dog!!! A fun "play on words" costume always gets people thinking and then gives them a good chuckle. The party will be held on October 31st, at 4:30 PM, so mark your calendars!

POOL AND SPA RENOVATION

Management would like to provide advanced notice of the upcoming pool and spa renovation. The commencement date of this project will be January 4, 2017 and the pool and spa will need to be drained several days prior to this date. The demolition portion of the renovation is extremely noisy and we appreciate your understanding through this step. Caution tape will be put up in areas, so please inform the "adventurous little ones" that this is not a playground and they must respect the boundaries. The project is projected to take six to eight weeks including the full week it takes for the plaster to cure before the pool and spa can be refilled.

BE COYOTE SMART: KNOW HOW TO RESPOND!

There was a coyote sighting, of a mom and two pups, in the Montserrat community, in September. They were able to find food as the aftermath was evident. Praying it was not a household pet. Please do not let your cats or dogs out unattended and do not take them on walks during prime feeding times of dawn or dusk.



- Stand tall and wave your arms
- Yell and use noisemakers
- Throw sticks, small rocks, cans or tennis balls
- Report coyote sightings to Newport Beach Animal Control at (949) 644-3656
- *For more information on pet safety and coyote hazing, visit www.nbpd.org and search "coyote."

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, November 10, 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:

Larissa Rounsaville
Phone: 949-838-3293
lrounsaville@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

OCTOBER 2016 REMINDERS

- Keystone Pacific will be closed in Observance of Columbus Day – Monday, October 10th
- 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, November 10, 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.



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 or 12' of a fire hydrant.

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.

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 Maintenance Association. 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.

