

FEBRUARY 2017

# MONTSERRAT AT NEWPORT RIDGE

[www.montserrathoa.com](http://www.montserrathoa.com)

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



## NEW MONTSERRAT EXTERIOR COLOR SCHEMES!

Exciting news to all! New exterior color schemes have been selected and will be posted to the Dunn Edwards website. To view the new color schemes please follow these steps:

1. [www.dunnedwards.com](http://www.dunnedwards.com)
2. Click on "Color & Inspiration" at the top of the page
3. Under "Color Archives" there is a sub folder called "Color-Ark Pro" that you click on next
4. "Search by Keyword" pops up and you click on that
5. "Enter HOA Name" pops up and you enter: Montserrat and click on search

This will show you all of the pre-approved color schemes you may select from to be submitted to the Architectural Review Committee.

## EXTERIOR IMPROVEMENTS

Please keep in mind that before you make **any** exterior modifications to your home, including exterior paint, regardless of if you plan to apply the same color, you must fill out an architectural application and it must be approved by the Architectural Review Committee (ARC) before commencing any work.

The ARC is currently made up of two (2) volunteer homeowners, who have up to 45 days to review and return your architectural application, per the Association's architectural guidelines. Please plan accordingly and allow sufficient time for this process.

If your architectural application is more complex, the ARC will request it be reviewed by the contracted Architect, which is an additional charge to the homeowner based on the exterior modification submission.

If homeowners proceed with exterior modifications, without approval from the ARC, they run the risk of having to remove or redo an exterior modification that is not in compliance with the Montserrat Rules and Regulations.

Please contact Management to request an architectural application and one can be emailed to you quickly.

### 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, March 9, 2017**  
**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](mailto:arobertson@keystonepacific.com)

Emergency After Hours:  
949-833-2600

#### COMMON AREA ISSUES:

Larissa Rounsaville  
Phone: 949-838-3293  
[lrounsaville@keystonepacific.com](mailto:lrounsaville@keystonepacific.com)

#### BILLING QUESTIONS/ ADDRESS CHANGES/ WEBSITE LOGIN:

Phone: 949-833-2600  
[customercare@keystonepacific.com](mailto: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

## FEBRUARY 2017 REMINDERS

- Keystone Pacific will be Closed in Observance President's Day - Monday, February 20th.
- 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, March 9, 2017  
 Time: 6:00 PM  
 Location: Newport Coast Community Center  
 Address: 6401 San Joaquin Hills Road  
 Newport Coast, CA 92656

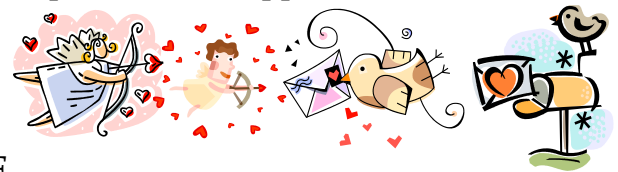
### SIGN UP FOR COMMUNITY E-NEWS

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 [customercare@keystonepacific.com](mailto:customercare@keystonepacific.com) to request an ACH application.



### FRONT YARD COMMON AREA LANDSCAPE

It seems that over the years, some homeowners may have added plant material and or modified the Association's irrigation system in the front yard common area landscape. Please note that this area is the responsibility of the Association to maintain and should not be altered without approval by the Architectural Review Committee or the Board of Directors.

If you are wanting to take over the maintenance of this area, while you own the property, you would need to submit an architectural application to be approved by the Architectural Review Committee and would then be entirely responsible for the maintenance of the plant material and the irrigation system.

If you decide to sell your property, you would need to work with the association's contracted landscaper and be responsible for the cost to revert the landscape back to the Association's current plant palette.

### SAVE MONEY! HAVE YOUR DRYER DUCTS CLEANED OUT TODAY

Remember to have your dryer ducts cleaned out annually to make sure the excess lint build up is not costing you extra money. The benefits of keeping your dryer ducts clean are priceless. Your dryer will work more efficiently by drying your clothes faster, which will ultimately save money on your electric bill each month. Keeping your dryer ducts clear of excess lint could potentially help prevent an unwanted fire from starting as well. Be proactive and schedule your dryer duct clean out appointment today!