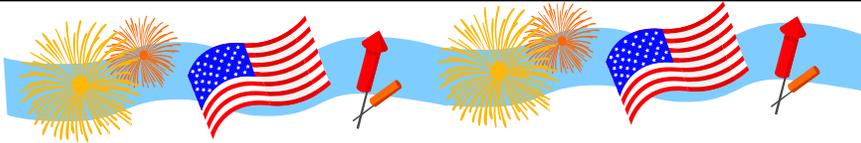


JULY 2017

MONTSERRAT AT NEWPORT RIDGE

www.montserrathoa.com

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



SUMMER POOL PARTY THANK YOU!

Thank you so much to the following people who made the Montserrat June Summer Pool Party a giant success filled with memorable moments.

Thank you to **MARLENE & RYAN REED, WITH COASTAL DWELLINGS**, for their generous contributions. They provided a delicious Taco Bar, thirst quenching refreshments and fun pool toys for everyone.

Thank you to **STEPHANIE SANDOZ & CAROLE HACKER** for volunteering their time and providing their expert event planning skills. New pool party banners and flyers were created this year to help promote the festivities and get everyone involved.

Thank you to Board President, **SHARON FISHER**, for her diligent efforts to have the pool looking its very best, leaving no detail forgotten. She and the rest of the Board Members are doing a fabulous job of maintaining The Montserrat property values.

POOL SHOWERS BEING LEFT ON!

It has been brought to Management's attention that the Association's pool showers are being left on for hours even over night! This is an outrageous waste of precious water. If this continues, the Board of Directors will be forced to spend money installing auto shut off pushbutton shower valves on all three showers, which is also a exorbitant waste of money!

NEW MANAGER INTRODUCTION!

Montserrat at Newport Ridge Maintenance Association has a new Community Manager! Trina Alexander is excited to work with the Montserrat Board of Directors and homeowners to continue to aid in making the community a peaceful and exciting place to live! Please feel free to contact her directly or attend a future Board Meeting, as she looks forward to meeting each and every one of you through the rest of this year!

BOARD OF DIRECTORS:

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

NEXT BOARD MEETING:

Thursday, July 13, 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:

Trina Alexander
Phone: 949-430-5837
Fax: 949-833-0919
talexander@keystonepacific.com

Emergency After Hours:
949-833-2600

COMMON AREA ISSUES:

Lilly Luong
Phone: 949-838-3269
lluong@keystonepacific.com

BILLING QUESTIONS/ ADDRESS CHANGES/ WEBSITE LOGIN:

Phone: 949-833-2600
customercare@keystonepacific.com

INSURANCE BROKER:

LaBarre/Oksnee Insurance
30 Enterprise, Suite 180
Aliso Viejo, CA 92656
Phone: 800-698-0711
Fax: 949-588-1275

JULY 2017 REMINDERS

- Keystone Pacific Closed in Observance Independence Day - Tuesday, 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.

MARK YOUR CALENDARS... UPCOMING ASPHALT REPAIRS & SLURRY SEAL COAT DATES!

STEP #1: Asphalt Removal and Replacement-Tuesday, July 11th-There are only two (2) areas in the community that are deteriorating to the point that the old crumbling asphalt needs to be pulled up and replaced with new asphalt. The work is quick and you can drive on it soon after; however, it needs thirty (30) days to cure before the slurry seal coat is applied. JB Bostick is the chosen vendor.

STEP #2: Slurry Seal Coat-Tuesday August, 22nd & 24th-Watch for notifications and maps from JB Bostick.

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 driveway 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 cognizant 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. Additionally, there is no parking allowed on the inner circle, at anytime, for any duration of time. This is an automatic tow! Do not take a chance.

EXTERIOR PAINTING-DUNN EDWARDS PAINT

Increase the curb appeal of your home and put a fresh coat of exterior paint on your house. Painting your home not only makes it look beautiful, it also acts as a protective barrier from the elements.

New Dunn Edwards pre-approved color schemes are viewable on the Dunn Edwards website. To view the color schemes follow these steps:

1. Go to www.dunnedwards.com.
2. At the top of the page, click on "Color & Inspiration".
3. Under "Color Archives", click on "Color-Ark Pro".
4. Click on "Search by Keyword".
5. Click on "Enter HOA Name" and enter: Montserrat and click "Search".

Homeowners will receive a 37% discount when they visit the Costa Mesa or Newport Beach Dunn Edwards paint store locations. Please reference the Montserrat Account #188536-000 to receive your discount.

Upon selecting a pre-approved Dunn Edwards paint scheme, submit your completed Architectural Application to the ARC for review. Homes located next to one another cannot be painted the same color scheme.

Please note: Other paint manufacturers have different color values and have not been pre-approved. Any paint selections chosen, outside of the pre-approved Dunn Edwards color palette, will need to be sent to the architect for an extra fee of \$100.00.

NEW PORTAL LAUNCHING



WWW.KPPMCONNECTION.COM

At Keystone Pacific, we are constantly striving to provide our clients the highest level of customer service and a superior management experience. In July, we will modernize the look of our portal to enable new exciting features within the next year. The new portal may look different, but it retains all of the features you currently use. The launch of our new look is just the first step in offering you the best-in-class tools so that you can manage your account in a way that suits your busy life. Stay tuned for more updates on exciting new features.

USE ON ALL DEVICES

Our new website will be available on all devices; including desktops, tablets and smart phones.



LOGIN INFORMATION

Please log in to www.kppmconnection.com using your email address and password. If you have not registered, please have your billing statement available to enter in the required information.



NEED ASSISTANCE?

STARTING JULY 15TH
Extended Customer Service Hours
9:00 AM to 9:00 PM
Customer Care: (949) 833-2600 or
customercare@keystonepacific.com

