

AUGUST 2017

MONTSERRAT AT NEWPORT RIDGE

www.montserrathoa.com

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



THEFT AT MONSERRAT

At approximately 2:55am, June 24th a Black SUV pulled into the Montserrat Community and 3 people jumped out and ripped the "globe" statue off of its pedestal and drove away with it.

The Montserrat Board of Directors is asking for your help in identifying the thieves and has placed a video taken from the above security camera that morning on the association website. The Board will be seeking reimbursement for the stolen property if it is not recovered and has already filed a police report.

If you recognize those seen in the video, please contact Keystone Pacific at (949) 430-5837. Any information provided on bringing these people to justice will be anonymous.

If you are not on the website yet and want to sign up to receive community E-News and updates pertaining to our community association via email, please register from the "Account Notifications" page once you have logged into the KPPM Connection at : www.kppmconnection.com.



PROPER DISPOSAL OF DOG WASTE

Please remember when walking your dog to properly dispose of waste

INTO a trash can. Several incidents have been reported of people using the pool trash cans, but the bags not actually making it into the cans. Also, please do not use your neighbors cans to dispose of your dogs waste, as this is very inconsiderate.

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, September 14, 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

AUGUST 2017 REMINDERS

- **Slurry Seal Coat on August 22nd and 24th watch for information on the website and in the mail.**
- 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.

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 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.



POOL SHOWERS AND SINKS 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 and bathroom sinks, which is also a exorbitant waste of money!

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.