

SEPTEMBER 2017

MONTSERRAT AT NEWPORT RIDGE

www.montserrathoa.com

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



GRASS RENOVATION ON GIVERNY

As many of you are aware we are having grass issues throughout the community, but specifically along parts of Giverny. The grass has been infested by Crab Grass and the only way to get rid of this is by killing off the existing grass completely. Earth Co will be starting this process this month, which will consist of 2 weeks of heaving spraying. Once killed off, Earth Co will reseed the grass at the Associations expense, or the homeowner will have the option to pay the difference, and have Earth Co. re-sod their lawn. The lawn that will be replacing the grass will be Kikuyu Grass, which is a hardy dog/rabbit friendly grass. The entire process from spray to reseed will be approximately 6-8 weeks.

DOGS AT THE POOL AREA

Please remember no dogs are allowed at the pool area at any time! It is against health code and the health department has the authority to shut down the pool if dogs are seen within the pool gates. Homeowners who violate this rule are subject to being fined.

DOG WASTE

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 and **NOT** in the pool trashcans, as it is causing bugs in the pool area.

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:

Chandler Schuyler
Phone: 949-838-3269
cschuyler@keystonepacific.com

BILLING QUESTIONS/ ADDRESS CHANGES/ WEBSITE LOGIN:

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

INSURANCE BROKER:

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

SEPTEMBER 2017 REMINDERS

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.



- **Keystone Pacific Closed in Observance of Labor Day - Monday, September 4th.**
- **Board Meeting: Thursday, September 14, 2017**
Time: 6:00 PM
Location: Newport Coast Community Center
Address: 6401 San Joaquin Hills Road
- **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.**

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.