

OCTOBER 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



## GRASS RENOVATION UPDATE

Many homeowners have contacted Management about the grass dying in many parts of the community and The Board of Directors is also well aware of the current landscaping issues. Unfortunately, the Kikuyu grass got stressed out with the new herbicide spraying performed by Earth Co., the first week in September, but should come back. Earth Co. has said that without a second application, the treatment will not work on destroying the Crabgrass. The Board wants to move forward with the reseeding as soon as possible in order to get the Community looking green again but cannot reseed right away because the seed will be damaged by the residues of the herbicide. Please remain patient as the Board is actively working on this, but the process does take 4–6 weeks total.



## OPEN POSITION ON THE BOARD

If you are interested in serving on the Board of Directors, please contact Trina Alexander at [talexander@keystonepacific.com](mailto:talexander@keystonepacific.com) or 949-430-5837. The meetings are held at the Newport Coast Community Center located at 6401 San Joaquin Hills Rd, Newport Coast.

The meetings are held bi-monthly and all homeowners are invited to attend General Session.

## DOG WASTE

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. It has also been brought to Managements attention that bags are being left in front of homes. In order to avoid being fined please dispose of your pets waste properly.

### **BOARD OF DIRECTORS:**

**President:** Open  
**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](mailto:talexander@keystonepacific.com)

Emergency After Hours:  
949-833-2600

#### **COMMON AREA ISSUES:**

**Chandler Schuyler**  
Phone: 949-838-3269  
[cschuyler@keystonepacific.com](mailto:cschuyler@keystonepacific.com)

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

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

#### **INSURANCE BROKER:**

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

## OCTOBER 2017 REMINDERS

- **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.**
- **Keystone Pacific will be closed in Observance of Columbus Day – Monday, October 9th**

## 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.



## 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. 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 Trina Alexander no later than the 1st of each month for inclusion in the following month's newsletter.