

January 2018

MONTSERRAT AT NEWPORT RIDGE

www.montserrathoa.com

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



HOW TO KEEP YOUR NEW YEAR'S RESOLUTION

The new year has arrived, and you have already drawn up your resolutions. Now, how to stick to your plan?

1. Put it all on paper. Write your resolutions down, and keep them in an accessible place as reminders - tape them to your mirror, write them in a journal or put them on your refrigerator door.
2. Mark your calendar. Set deadlines for yourself to tackle each step toward reaching your goal, one at a time.
3. Start as soon as possible. Go out and purchase the necessary equipment or literature; call now and set up an appointment with your dentist, your doctor, your trainer, your accountant...
4. Find a role model. Is there anyone who has succeeded in fulfilling an ambition like yours? Look to this person as a reminder that it is possible to achieve your goal.
5. Check your progress regularly, and give yourself an occasional reward for your efforts. Make sure the reward isn't contrary to your resolution; celebrate a cigarette-free month with a weekend trip or a new outfit, not with a cigarette!
6. Inform friends and family of your goals, and recruit them to regularly remind and support you in your endeavors.

Tip: **Don't sweat the setbacks; persistence is the key******

FENCING

It has been brought to the attention of Management that during the perimeter fence painting and repairs, that some areas were missed or work was completed incorrectly. The Board and Management are working toward a solution, and are reaching out to you, to see if your wall caps need to be inspected. Please note that this only pertains to the homes along the exterior of Avignon and Chatelaine. If you feel that the work done on your wall caps is incomplete, please email Trina Alexander at talexander@keystonepacific.com. Management is going to be coordinating a job walk with ARB Builders and we need to look at every home that may be affected. You will be receiving a mailer ahead of time advising the dates and times available for inspection. Should you have any questions, please contact Trina.

BOARD OF DIRECTORS:

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

NEXT BOARD MEETING:

January 16, 2018

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

customercare@keystonepacific.com

INSURANCE BROKER:

LaBarre/Oksnee Insurance

30 Enterprise, Suite 180

Aliso Viejo, CA 92656

Phone: 800-698-0711

Fax: 949-588-1275



JANUARY 2018 REMINDERS

- **Board Meeting: January 16, 2018**
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 New Years – Monday, January 1, 2018.**

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.



HOLIDAY DECORATIONS

Holiday decorations are permitted 14 days before and 14 days after the holiday, with the exception of Christmas type decorations, which are permitted from Thanksgiving until January 15th **ONLY**. Please remember that decorations are limited to your Lot and shall not be placed in or across the Common Area or across other Lots.

RABBIT REPELLANT

As you may have noticed, the local bunnies LOVE all of our new plantings. In order to protect your investment, you may want to purchase some rabbit repellent for your own yards. The best one that has been found so far is the repellent made by "TOMCAT" and is called Animal Repellent and can be purchased at Home Depot. If you have had luck with another product, please let Management know, as we are always looking for a solution.

BULKY ITEM PICK UP

Bulky items are considered any items that cannot fit in your automated carts, weigh less than fifty (50) pounds and can be managed by a two (2) man crew. These commonly include sofas, desks, chairs, tables, mattresses and excess green waste. Enhanced bulky items are items exceeding the standard bulky item guidelines and often include sleeper sofas, refrigerators, ranges, washer/dryers, dishwasher, florescent bulbs and household batteries. For both types of pick up's you would still contact CR&R Environmental Services at 866-949-9694.