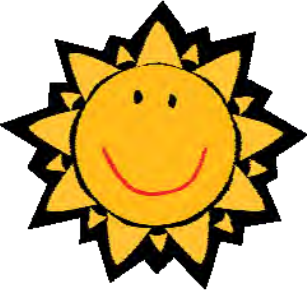


JUNE 2018

MONTSERRAT AT NEWPORT RIDGE

www.montserrathoa.com

Professionally Managed by Keystone Pacific Property Management, LLC - 3155-D Sedona Ct., Suite 150, Ontario, CA 91764



ANNUAL SUMMER POOL PARTY!

Do not miss out! Kick off the summer right with the Monserrat Pool Party being held on Saturday, June 23rd from 4:00-6:00 PM. This is a great way for everyone to welcome and meet new neighbors, mingle, catch up and have a laugh, while enjoying the pool and spa.

Please remember to check that the pool gate closes and locks behind you when you leave the pool area. There are many reasons to check that the gate is secured and locked, but the most important reasons are to protect the safety and well being of any youngsters or furry loved ones, that could fall in and do not know how to swim.

BEWARE OF SNAKES!

Due to the warmer weather and the time of year there have been a couple reports of gopher snakes in our community. The snakes have been coming into the community from the reservoir. So please take caution when walking outdoors. You are more likely to encounter a rattlesnake when you leave paved areas and thankfully there have been no sightings of them yet. Since the bites can be fatal to family pets, you may want to contact your local Veterinarian and obtain an anti-venom vaccine. Obtain one for each pet in the family, and carry with you at all times while outdoors, since there have been reports of more than one pet being bitten at the same time. If you see a snake, stay clear and call animal control right away at 949-644-3717.



ADDRESS NUMBER LIGHTING

The Board of Directors would like to remind homeowners that the light bulbs in your address plaque are Homeowner responsibility to change out, should your bulb die. Your lighted house number is a safety feature, which allows the Fire Department to locate your address quickly. Replacement bulbs can be found at any local hardware store. Check to see if your is working today!!



BOARD OF DIRECTORS:

President: Gerhard Widtmann
Vice-President: Marcy Kessler
Treasurer: Herb Roth
Secretary: Stephanie Sandoz
Member-at-Large: Elizabeth Plumb

NEXT BOARD MEETING:

July 10, 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 909-297-2556.

IMPORTANT NUMBERS:

ASSOCIATION MANAGER:

Trina Alexander

Phone: 909-297-2556

Fax: 949-833-0919

talexander@keystonepacific.com

Emergency After Hours:

909-297-2550

COMMON AREA ISSUES:

Hannah Rangel

Phone: 909-297-2558

hrangel@keystonepacific.com

BILLING QUESTIONS/ ADDRESS CHANGES/ WEBSITE LOGIN:

Phone: 909-297-2550

customercare@keystonepacific.com

INSURANCE BROKER:

LaBarre/Oksnee Insurance

30 Enterprise, Suite 180

Aliso Viejo, CA 92656

Phone: 800-698-0711

Fax: 949-588-1275



JUNE 2018 REMINDERS

- **Board Meeting: July 10, 2018**
Time: 6:00 PM
Location: Newport Coast Community Center
Address: 6401 San Joaquin Hills Road
- **For after-hours association maintenance issues, please call 909-297-2550 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.**

ASSOCIATION FINES

The fines for Montserrat are as follows:

FIRST FINE: \$250.00

SECOND FINE: \$500.00

THIRD FINE: \$1,000.00

The fine amounts that were listed in the recent mailer are incorrect. The fine amounts listed will be strictly enforced.



NEIGHBORLY REMINDERS

Now that the summer season is fast approaching, please remember that everyone lives in close proximity. Being a good neighbor is appreciated by everyone who lives in the community. That means realizing that things you are doing may be disturbing neighboring units. With windows open in the summertime, it's helpful if you take steps to limit noise that may constitute a noise nuisance.

SMILE YOU ARE ON CAMERA!

Management has received several complaints about misconduct in and around the pool area. Please remember that you are being recorded and any homeowners caught not following the pool rules will be called to a hearing in front of the Board of Directors.

TREE WELL PLANTING

Do you have a bare tree well in front of your home that lacks curb appeal? The Board of Directors has talked to Earthco about Homeowner requests to plant flowers in these areas and they have recommended that Homeowners plant geraniums. Come to find out, rabbits do not like geraniums!! Please feel free to plant geraniums if you would like, but you must water them and maintain them on your own.

ALTERATIONS TO THE FRONT OF YOUR HOME/YARDS

Feel like giving the front of your home a minor face lift? The Board and Management would like to remind you that all alterations to the front of your house/yards must go through the Montserrat Architectural review process. This includes painting, landscape, light fixtures and garage/gate changes. All homeowners who do not go through the correct process will be subject to a hearing before the Board of Directors and a possible fine.