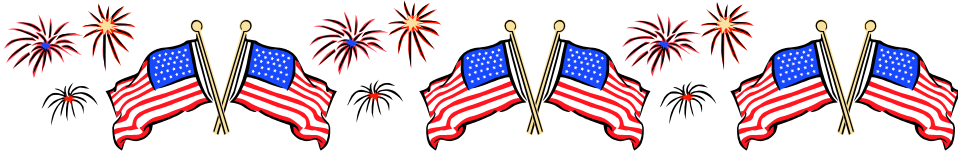


JULY 2015

MONTSERRAT AT NEWPORT RIDGE

www.Montserrathoa.com

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



VERY IMPORTANT! Montserrat will be installing a new entry gate system and we would like to start fresh and update the data with the most current information. We will need the following from ALL homeowners:

Last name to be listed and first initial(s)

Area Code and phone number to be dialed for your guests to gain entry

Address: _____

Homeowner or Tenant (circle one)

Additionally, new gate code numbers will be changed and issued as soon as you fill out and submit this form. The current entry gate's memory chip has been failing and we are no longer able to input new data or edit existing data.

Management is requesting this form be filled out and emailed back to arobertson@keystonepacific.com at your earliest convenience so that the information can be saved in Management's Montserrat portfolio and forwarded onto California Gate & Entry Systems.

BOARD OF DIRECTORS:

President: Signe Keller
Vice-President: Greg Lynch
Treasurer: Sharon Fisher
Secretary: Sally Phelps
Member-at-Large: Herbert Roth

NEXT BOARD MEETING:

Thursday, July 9, 2015
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:
Adrian Robertson
Phone: 949-838-3202
Fax: 949-833-0919
arobertson@keystonepacific.com

Emergency After Hours:
949-833-2600

COMMON AREA ISSUES:

Chelsea Gentry
Phone: 949-838-3254
cgentry@keystonepacific.com

BILLING QUESTIONS/ ADDRESS CHANGES/ WEBSITE LOGIN:

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

ARCHITECTURAL DESK:

Phone: 949-838-3239
architectural@keystonepacific.com

INSURANCE BROKER:

La Barre/Oksnee Insurance
30 Enterprise, Suite 180
Aliso Viejo, CA 92656
Phone: 949.588.0711
Fax: 949-215-9815

JULY 2015 REMINDERS

- **Keystone Pacific Closed in Observance Independence Day - Friday, July 3rd**
- 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: Conducted on the 2nd and 4th Friday of the month
- Trash Pick-Up Day: Monday
*Trash receptacles must be removed from the curbside on the same day that the trash is picked up.
- Board Meeting: Thursday, July 9, 2015
Time: 6:00 PM
Location: Newport Coast Community Center
Address: 6401 San Joaquin Hills Road
Newport Coast, CA 92656

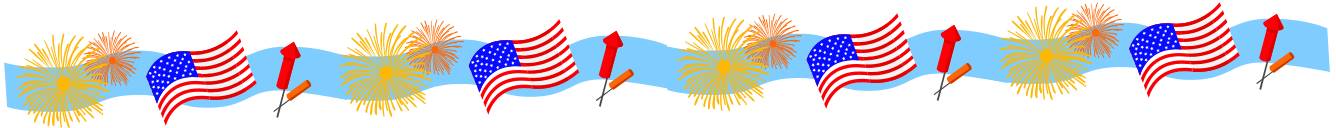
SIGN UP FOR COMMUNITY E-NEWS

Sign up to receive news and updates pertaining to our community association via email.

To sign up, please register from the "Update My Profile" page once you have logged into your billing account at www.keystonepacific.com.

SIGN UP FOR THE ACH PROGRAM

Save time and money and never miss a payment again! Sign up to have your assessment payments automatically debited from your checking or savings account. Please call Customer Care at 949-833-2600 or send an e-mail to customercare@keystonepacific.com to request an ACH application.



PARKING: There are an abundance of concerns when it comes to parking in the Montserrat neighborhood. We ask that you exhibit extreme consideration and courtesy to all of your surrounding neighbors when it comes to your households extra vehicles. We ask that you utilize your garage and driveways for the parking of all of your vehicles. Do not park your vehicle in a manner that blocks the path of travel on the sidewalk and be cognoscente of the visibility your neighbor needs to back out of their garage freely and safely. Also, do not park too close to your neighbors mailbox as this can make it very difficult for them to retrieve their mail.

IMPORTANT NUMBERS: NEWPORT BEACH POLICE DEPARTMENT

- Code Enforcement: 949-644-3215
- Graffiti Hotline: 949-644-3333
- Non-Emergency: 949-644-6717
- Neighborhood Watch: Montserrat-Area 4; Location 64; Lt. Jon Lewis: jlews@nbpd.org
- Crime Prevention Unit: 949-644-3699
- Home Security Inspection: 949-644-3699

ADDITIONAL ITEM: Doggie do-do bags have been found in various areas of the community near utility boxes. Please place these smelly bags in the receptacles provided.

