

MARCH 2016

Altezza at Newport Coast

www.altezzahoa.org

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

COYOTES

Coyotes are found in all areas of Orange County. Under normal circumstances, a coyote is not a danger to humans. If a coyote approaches you, appear as large and threatening as possible. Make aggressive gestures by moving your arms and legs, shout in a low voice, and throw rocks, sticks or objects toward, not at the coyote. Maintain eye contact and move slowly away from the coyote toward a building or an area of increased activities. If you think a coyote is sick or injured, call the local animal control office at 949-644-3717. It is also worth noting that it is hard for a coyote to pass up a free meal or, as the case may be, a defenseless pet. Keep your cats and small dogs indoors or in the close presence of an adult. If you must leave your pet outside, it is recommended to leave them in a fully enclosed kennel.

Experts recommend the following steps:

Always walk your pet on a leash.

Keep cats and small dogs indoors. When walking small dogs, always keep them on a leash. Any pet smaller than 45 pounds should never be left outside past 4 p.m. Coyotes are most active dusk to dawn. Avoid walking pets after dark. Bring along pepper spray or a stick in case a coyote gets aggressive. Screaming or yelling and waving arms sometimes won't work on coyotes that have lost their fear of humans. Always feed pets indoors. Eliminate potential food and water sources, such as fallen fruit or vegetables and standing water. Do not feed coyotes. Doing so can make them less afraid of humans and potentially more dangerous.

BORROWING FROM RESERVES

At the March 22, 2016 meeting, the Board of Directors will discuss borrowing funds from reserves to pay the Association's Earthquake Insurance premium in one lump sum, in order to save on finance fees. All funds will be paid back within one year.

CC&R AMENDMENT

The election to amend the CC&R's for the purpose of changing the leasing agreement for a condominium unit was adjourned to March 1, 2016. If you haven't done so already, please mail in your ballot.

VISIT www.altezzahoa.org

Log onto the community website to:

- Submit maintenance requests, address changes
- Get the latest community news & updates
- Obtain minutes, newsletters, policies and forms
- Access your assessment billing account online
- Pay your association bill online

Should you have problem logging onto the community website, please call Customer Care at 949-833-2600.

BOARD OF DIRECTORS:

President: Hector Macias
Vice-President: Jerry Dotson
Treasurer: Dave Canaday
Secretary: Sue Crider
Mbr at Large: Roger Naff

NEXT BOARD MEETING:

Tuesday, March 22, 2016
6:30 P.M. @ Coastal Canyon Clubhouse
6700 Ridge Park, Newport Coast, CA
92657

The final agenda will be posted in the bulletin board at the spa and be available on the association's website at least 4 days in advance of the meeting. You may also obtain a copy of the agenda by contacting Management at 949-838-3255.

IMPORTANT NUMBERS:

ASSOCIATION MANAGER:

Greg Oymaian, CMCA
Phone: 949-838-3255
Fax: 949-833-0919
goymaian@keystonepacific.com

Emergency After Hours: 949-833-2600

COMMON AREA ISSUES:

Lilly Luong
Phone: 949-838-3269
lluong@keystonepacific.com

ALTEZZA SPA KEY:

Please contact Lilly Luong to obtain a replacement spa key for \$25.00.

BILLING QUESTIONS/ADDRESS CHANGES/ WEBSITE LOGIN:

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

INSURANCE BROKER:

Greg Lerum Insurance
25251 Paseo Del Alicia #110
Laguna Hills, CA 92653
Phone: 949-492-7331

NEWPORT COAST MSTR ASSOC:

Managed by Service First: 949-448-6000
Coastal Cyn Rec Center: 949-464-1149

MARCH 2016 REMINDERS

- 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.
- Trash Pick-Up Day: Thursdays. Please remove trash cans from the common areas within 12 hours after pick-up.
- Next Board Meeting: March 22, 2016 @ 6:30 PM
Location: Coastal Canyon Clubhouse
6700 Ridge Park, Newport Coast, CA 92657
- Agenda: Please check the Association's website (www.altezzahoa.org) for updates and the meeting Agenda. The agenda is also posted in the bulletin board near the spa restrooms.

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.altezzahoa.org.

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.

PREPARING FOR EL NIÑO

As we progress through this winter season, the threat of El Niño is becoming more and more evident. In the northern hemisphere, the main concern is flooding. The flooding associated with this El Niño weather pattern can be devastating for many families; however, there are steps you can take to help prepare your home and family:

- 1) **Make an itemized list of personal property** (clothing, furnishings, valuables). Take photographs of your home, both inside and out, and store in a safe place. This will help an insurance adjuster to settle any claims and to help prove uninsured losses.
- 2) **Form an evacuation plan.** The key to surviving an El Niño flood is to learn the safest route away from your home to a safe area, in case you need to evacuate in a hurry.
- 3) **Prepare emergency supplies.** This includes keeping a set of emergency cooking equipment, food, fresh batteries, flashlights, and portable radios in good working order.
- 4) **Purchase flood insurance ahead of time.** Often, flooding is not covered under natural disaster insurance, and must be purchased separately. Contact your insurance provider about flood insurance, and don't wait until the rains come to apply!

RULE AND REGULATION REMINDERS

- Any trees or shrubs that substantially obstruct a neighbor's view should be pruned or removed.
- Loud and disturbing noises of any kind shall be kept to a minimum.
- The use of mobile detailing and/or mobile repair services is prohibited in the common areas.
- Spa hours are from 5:00 a.m. to 11:00 p.m.
- Children under 14 years of age are not allowed in the spa area without adult supervision.
- No food, glass containers or bottles are allowed in the spa area. Drinks must be in plastic containers.
- Please refer to the posted warnings for the use of the spa in accordance with County regulations.
- Pets are not permitted in the spa area.
- Unit owners are responsible to ensure that their guests and/or tenants obey the rules established for the community.

IMPORTANT PHONE NUMBERS

- 911(emergency)
- Newport Beach Police 949-644-3717 (non-emergency)
- Newport Beach Fire Department 949-644-3104
- Newport Beach Animal Services: 949-644-3717 for Bobcat/Coyote sightings, dogs not on a leash, etc...