

FEBRUARY 2017

Altezza at Newport Coast

www.altezzahoa.org



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

BORROWING FROM RESERVES

At the March 28th 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. If approved, all funds will be paid back within one year.

FRONT ENTRY DOOR STAINING PROJECT

The Board of Directors approved the contract from Horizon Construction to strip and refinish all the front entry doors in the community. By now, you should have received a notice from the contractor. Please call the number that was provided to schedule an appointment to have your door stripped and re-stained. The contractor will work around your schedule, which should be done during normal business hours. If you do not wish to have your front entry door stripped and re-stained, please email Management, Greg Oymaian, at goymaian@keystonepacific.com with your opt-out request, as some homeowners may have installed a new front door with the approval from the Architectural Committee. Please note, that if you elect to not have your front door completed at this time, it will not be re-stained by the Association until the next scheduled maintenance of the front entry doors, which will be in the year 2022.

COMMUNITY REMINDERS

- The Agenda for all Board meetings is posted at the bulletin board located at the Spa, and on the Association's website.
- Please take a moment to remember to always pull the gate closed after entering or leaving the spa area.
- Please take a moment if you are renting your home, to remind your tenants of the parking restrictions, including; utilizing the garage for parking for the number of vehicles it was designed for, and parking is not allowed on the aggregate driveways.
- The use of mobile detailing and/or mobile repair services is prohibited in the common area.

KPPM CONNECTION

Keystone Pacific is excited to announce the upcoming release of our newly designed portal, The KPPM Connection. The KPPM Connection is an online tool that offers enhanced homeowner services.

Using the portal, you can:

- Make online payments
- View current and previous statements and billing inserts
- Print account history reports
- Update enhanced email notification features

Please visit www.kppmconnection.com and log in using your account online email address and password. If you have not registered, please have your billing statement available to enter in the required information. If you need assistance, please contact Customer Care at (949) 833-2600 or customercare@keystonepacific.com.

BOARD OF DIRECTORS:

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

NEXT BOARD MEETINGS:

Tuesday, February 28, 2017, 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:

Emergency After Hours: 949-833-2600

ASSOCIATION MANAGER:

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

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:

Armstrong/Robitaille/Riegle
830 Roosevelt, Ste 200
Irvine, CA 92620
714-221-3900

NEWPORT COAST MSTR ASSOC:

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

FEBRUARY 2017 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 Meetings:

Tuesday, February 28, 2017 @ 6:30 P.M.

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.

COYOTE SIGHTING REMINDER

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.

A homeowner of Altezza has also provided this link that will allow you to report a coyote sighting online.

<https://docs.google.com/forms/d/e/1FAIpQLSftXH6feq0C5xpQwIOIFoVGcxjL5BHVy0RVQ0lqSg6gPxml8g/viewform>

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.

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 (Bobcat/Coyote sightings, dogs not on a leash, etc.)