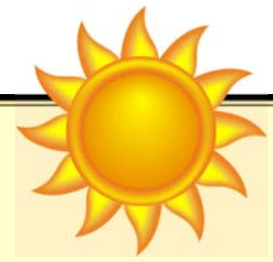


**JUNE 2017**

# Altezza at Newport Coast

[www.altezzahoa.org](http://www.altezzahoa.org)



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

## **BORROWING FROM RESERVES FOR EARTHQUAKE INSURANCE UPDATE**

The Board of Directors discussed borrowing funds from reserves to pay the Association's Earthquake Insurance Premium in one lump sum in. However, there was enough funds in the Operating account to pay for the earthquake insurance without borrowing from reserves.

## **ANNUAL ELECTION - AUGUST 15, 2017**

The 2017 Annual Election is scheduled for Tuesday, August 15, 2017, at the Coastal Canyon Clubhouse, 6700 Ridge Park Road, Newport Coast, CA 92657 at 3:00 p.m. Candidacy applications were sent out to the membership towards the end of April 2017. If you are interested in becoming a Board member, please complete the enclosed candidacy application for your name to be added to the voting ballot.

## **COMMUNITY ENHANCEMENTS**

The Board of Directors takes pride in the appearance of the community landscape as they are homeowners of Altezza too. There is a landscape inspection completed once per month where the community landscape is inspected by the Landscape Committee, the Landscape Supervisor and Management. The Board has improved nearly all of the landscape throughout the community, but there are a few areas that are still being reviewed. The Board works to stay within the annual budget to renovate or add new plant material. If there is an area where you would like to see improvements, please contact Management at [goymaian@keystonepacific.com](mailto:goymaian@keystonepacific.com).

## **HOMEWISEDOC.COM**

Keystone Pacific Property Management, LLC, is pleased to announce its transition to HomeWiseDocs.com, the next generation in document and data delivery for resale packages, resale demands, lender questionnaires and association documents.

HomeWiseDocs.com provides reliable, around-the-clock online access to all governing documents and critical project data for lenders, closing agents, real estate professionals, and homeowners from Keystone Pacific's managed communities.

Please see below for login information:

Online Chat at [www.homewisedocs.com](http://www.homewisedocs.com)

Help Desk: 866.925.5004 x 1

e-mail: [info@homewisedocs.com](mailto:info@homewisedocs.com)

Log on to [www.homewisedocs.com](http://www.homewisedocs.com) and select the Sign Up link to register.

The many system enhancements geared toward an improved user experience include:

- Order by address or association name
- Email and SMS text completion notices for users
- Track orders online with confirmation

## **BOARD OF DIRECTORS:**

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

## **NEXT BOARD MEETINGS:**

**Tuesday, June 27, 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](mailto:goymaian@keystonepacific.com)

## **COMMON AREA ISSUES:**

Lilly Luong  
Phone: 949-838-3269  
[lluong@keystonepacific.com](mailto: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](mailto: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

## JUNE 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, June 27, 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](http://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](http://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](mailto:customercare@keystonepacific.com) to

### ARCHITECTURAL APPROVAL

Please contact Management prior to starting any home improvement (interior or exterior) project to ensure that proper procedures are followed and to avoid any delays. An architectural application for the interior of the unit is required for plumbing or structural changes. Structural changes are not permitted without approval prior to commencement of work. The copper lines were epoxied in 2008 and carry a 10 year warranty. In order to maintain that warranty, there are proper procedures to follow so that the work does not void the warranty, should you need to move or add plumbing. The contractor who originally installed the epoxy in 2008, is confident that the epoxy will last more than 25 years. You may also view the architectural guidelines online.

### 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](http://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](mailto:customercare@keystonepacific.com).

### VISIT [www.altezzahoa.org](http://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
- 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.)