

AUGUST 2017



Altezza at Newport Coast

www.altezzahoa.org

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

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.

UPCOMING PROJECT- SLURRY SEAL

There will be a slurry seal project to improve the community streets, scheduled to begin in August or September. An exact date has not yet been determined, however, notices will be sent to all homeowners and posted throughout the community. These notices will announce the slurry seal dates as well as provide a map.

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.

PARKING, GARAGES & TRAFFIC

- No recreational vehicles, trailers, boats, campers, trailer coaches, buses, houses cars, camp cars, motor homes, trucks of greater than ¾ ton capacity shall be kept, stored, parked, maintained, constructed, or repaired on any part of the project other than in special areas as stated in Section 10.5 in the Covenants, Conditions and Restrictions.
- All Vehicles **MUST** be parked within the owner's garage. However, if the number of vehicles owned exceeds the number of vehicles for which your garage was designed to accommodate, the excess vehicles may be parked in the designated parking spaces, but not stored.
- No parking is permitted at any time in front of Fire Hydrants, no parking signs or curbs which are painted red.
- All vehicles or other equipment parked or stored in violation of these rules and/or the applicable supplemental declaration of covenants, conditions and restrictions are subject to towing or such other action as may be deemed necessary by the Board of Directors. All cost incurred in the removal of such vehicles will be charged to its owner.
- No inoperable vehicles shall be stored or allowed to remain anywhere on the common area.
- No repair, maintenance or restoration of any vehicle shall be conducted on the Property (except for emergency repairs to the extent necessary to enable the vehicle to be moved to a proper repair facility).
- The maximum speed limit on Association streets is fifteen (15) miles per hour.
- Unit owners are responsible to see that their guests and/or tenants obey parking

BOARD OF DIRECTORS:

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

NEXT BOARD MEETINGS:

Tuesday, August 22, 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

AUGUST 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, August 22, 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

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.

HOMEWISEDOCS.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

Help Desk: 866.925.5004 x 1

e-mail: info@homewisedocs.com

Log on to 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

