

**SEPTEMBER 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*



**\*\*THE KEYSTONE PACIFIC OFFICES WILL BE CLOSED ON MONDAY, SEPTEMBER 4TH IN OBSERVANCE OF LABOR DAY\*\***

## **UPCOMING PROJECT– SLURRY SEAL**

There will be a slurry seal project to improve the community streets, scheduled to be completed prior to the 2017 fiscal year end. 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.

## **EXTERIOR FIRE SPRINKLER INSPECTIONS**

The exterior fire lines were recently inspected as part of the annual fire line inspection project. The Board of Directors is currently reviewing proposals to have an authorized fire company inspect all of the interior sprinkler heads to 1) ensure they are not defective and 2) to ensure they have not been recalled. The fire company will be required to enter your home, so it is imperative that you work with the company when you receive directions. We appreciate your anticipated cooperation.

## **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. Your garage is designed to accommodate two (2) vehicles. If you own more than two vehicles, 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 rules.

## **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, September 26, 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:**

Chandler Schuyler  
Phone: 949-838-3269  
cschuyler@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

## SEPTEMBER 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, September 26, 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

### 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).

### 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](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



**Altezza at Newport Coast Homeowners Association  
Owner Notice Disclosure (Civil Code section 4041)**

California law requires Owners in a community association to provide the following information to the association on an annual basis. If the below contact information has changed, please fill out and return this form to the address below no later than October 31st.

**Owner Name:** \_\_\_\_\_

**Property Address:** \_\_\_\_\_

**\*ITEMS 1-6 NEED TO BE COMPLETED. IF NOT APPLICABLE, PLEASE INDICATE N/A**

1. Address or Addresses to which notices from the association are to be delivered:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

2. Any alternate or secondary address to which notices from the association are to be delivered:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

3. The name and address of your legal representative, if any, including any person with power of attorney or other person who can be contacted in the event of your extended absence from your property:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

4. Your property is (please check one):  Owner occupied  Rented out

If your property is rented out, please provide the following information:

Name of Tenant(s): \_\_\_\_\_

Phone Number: \_\_\_\_\_

Email Address: \_\_\_\_\_

5. Is your property developed but vacant (please check one)?:  Yes  No

6. Is your property undeveloped land?  Yes  No

*Please return this form to:  
Altezza at Newport Coast Homeowners Association  
c/o Keystone Pacific Property Management, LLC  
16775 Von Karman Ave, Suite 100  
Irvine, CA 92606*