

OCTOBER 2017

Altezza at Newport Coast

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, OCTOBER 9th IN OBSERVANCE OF COLUMBUS DAY****

UPCOMING PROJECT– INTERIOR FIRE SPRINKLER TESTING

The Board of Directors approved Fire Service Corp. to visually inspect every fire sprinkler head located inside of each unit. The last time the interior sprinklers were visually inspected, was in 2010. There were some sprinkler heads that were recalled back in the 1990's, so we want to ensure that all of those were changed out. The inspection will be conducted on a weekday during the hours of 9:00 a.m. to 5:00 p.m. The testing will begin approximately the 3rd week of October 2017. Notices will be mailed to each resident at the end of September. We please ask for your cooperation in this matter

UPCOMING PROJECT– SLURRY SEAL

The slurry seal project will commence on Friday, October 27, 2017 and Monday, October 30, 2017. This will be done in two phases to ensure that the streets remain open. Notices will be mailed to each resident approximately 3 weeks in advance.

VACATION OR SHORT-TERM RENTALS

Any owner found to be in violation of the short-term rental/transient tenancy policy will be called to a hearing and face potential fines. If you discover a listing on Airbnb.com or any similar site, please email a copy of the listing to Greg Oymaian at goymaian@keystonepacific.com. If you are able to determine the address of the offender, this is very helpful.

CAR WASHING

The use of mobile detailing and/or mobile repair services is prohibited in the common area.

SMOKE ALARMS

You should be testing your smoke alarms once a month and should change the batteries at least every year to ensure maximum operation and efficiency. Smoke alarm devices should be changed out every 5 years.

CONSTRUCTION HOURS

Please adhere to the regulations on construction activity and noise as set forth by the City of Newport Beach:

- Weekdays—construction allowed 7:00A.M.—6:30P.M.
- Saturdays—construction allowed 8:00A.M.—6:00P.M.
- Sundays and Federal Holidays— No construction activity allowed.

CARBON MONOXIDE DETECTORS

Please ensure that your home has carbon monoxide detectors installed. The law requires home carbon monoxide detectors. California homeowners were required to install carbon monoxide detectors beginning in 2011 under a bill signed by Gov. Arnold Schwarzenegger that is aimed at preventing deaths and injuries caused by poisoning from the odorless, colorless gas.

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, October 24, 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 Chandler Schuyler 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

OCTOBER 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, October 24, 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.



This



Not This

PICK UP AFTER YOUR PET!



This



Not This

YOUR GARAGE IS FOR PARKING, NOT STORAGE!

PARKING, GARAGES & TRAFFIC

- No recreational vehicles, trailers, boats, campers, trailer coaches, buses, house 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.