

MAY 2018

Altezza at Newport Coast

www.altezzahoa.org



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

Dear Altezza at Newport Coast Homeowners,

I wanted to take this time to thank each and every one of you for the long term relationship that was built over the past 6 years as your Community Manager. Irene Anthony will be your new Community Manager as I have expanded my role at Keystone Pacific. You may find Irene's contact information within this newsletter. Again, thank you, Greg Oymaian.

SPA RULES

As we head into the warmer months, there will be more use of the community spa. Please be aware of the close proximity of units near the spa, and keep watch on the level of noise that is being created, especially during the late evening hours. At this time we would like to remind you of a few pertinent spa rules:

1. Spa hours are from 5:00 P.M. to 11:00 P.M.
2. The spa is for the exclusive use of owners, their authorized guests and tenants. Guests are limited to three (3) per adult owner.
3. Children under 14 years of age are not allowed in the spa area without adult supervision.
4. No food, glass containers or bottles are permitted in the spa area.
5. There is no lifeguard on duty. It is up to each member to see that their guests and tenants obey all posted rules, County regulations and Rules and Regulations.
6. Please refer to the posted warnings for the use of the spa in accordance with County regulations.
7. For safety purposes, a three (3) foot walkway must remain free and clear around the perimeter of the spa.
8. Pets are not permitted in the spa area.
9. Please close and latch the door/gate when leaving the spa area to protect the community's children.
10. The spa timer is to be turned off when leaving the spa.

COYOTES

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 loud 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 activity. 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.

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, April 24, 2018, 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:

Irene Anthony
Phone: 949-430-5810
Fax: 949-833-0919
ianthony@keystonepacific.com

COMMON AREA ISSUES:

Chandler Schuyler
Phone: 949-838-3269
cshuyler@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
949-373-8426

NEWPORT COAST MSTR ASSOC:

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

MAY 2018 REMINDERS

The Keystone Pacific offices will be closed on Monday, May 28th in observance of Memorial Day.

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, April 24, 2016 @ 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

PARKING REMINDERS

- All vehicles must be parked in the owner's garage. However; if the number of vehicles exceeds the number of vehicles for which your garage was designed to accommodate, the excess may be parked in the designated parking spaces, but may not be stored. Parking is NOT allowed on the driveway.
- Utilize your garage for its intended use of parking your vehicle.
- Do not park in front of your garage door, red zones, on a corner blocking the handicap access or in front of a fire hydrant. Your vehicle will be towed at the owner's expense.
- Parking on the street should be used for guests only.

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.



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.)

**APPLICATION FOR CANDIDACY
FOR THE BOARD OF DIRECTORS**

Dear Homeowner:

The Annual Election will be held in August 2018. If you are interested in serving on the Board, please complete this application and return it to KEYSTONE PACIFIC PROPERTY MANAGEMENT, LLC at the office address displayed below, by **5:00 PM on October 15, 2018**.

Please type in the information requested below.

NAME: _____

(Please note: Be sure to complete and return verification information on page 2 of this application)

**Candidacy statement needs to be kept to one page.*

WHY WOULD YOU LIKE TO SERVE AS A BOARD MEMBER?

WHAT IS YOUR BACKGROUND?

WHAT IS YOUR VISION FOR THE COMMUNITY?

WHAT WOULD YOU LIKE TO ACCOMPLISH DURING YOUR TERM OF OFFICE?

(Per Civil Code, this form will be sent with the election materials, as submitted)

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Professionally Managed by: Keystone Pacific Property Management, LLC
16775 Von Karman Avenue, Suite 100 · Irvine, CA 92606-4960
Tel (949) 833-2600 · Fax (949) 833-0919 · www.keystonepacific.com

**APPLICATION FOR CANDIDACY
FOR THE BOARD OF DIRECTORS**

HOMEOWNER VERIFICATION INFORMATION

NAME: _____

ADDRESS: _____

WORK PHONE NUMBER: _____

HOME PHONE NUMBER: _____

CELL PHONE NUMBER: _____

E-MAIL ADDRESS: _____