

FEBRUARY 2015

Altezza at Newport Coast

www.altezzahoa.org

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

SIGN UP TO RECEIVE EMERGENCY INFORMATION

FROM THE CITY OF NEWPORT BEACH AT www.AlertOC.com

AlertOC is a mass notification system designed to keep Newport Beach residents and businesses informed during emergencies. By registering with AlertOC, time-sensitive voice messages from the City of Newport Beach may be sent to your home, cell or business phone. Text messages may also be sent to cell phones, e-mails and hearing-impaired receiving devices. By submitting your contact information, you will be kept informed of local, wide-spread or regional emergencies affecting your community. Every landline telephone in the City is already enrolled in the system. However, the Association would like to encourage you to also register your mobile devices, email address, and /or hearing impaired receiving devices for added redundancy. This will assist the City of Newport Beach in communicating critical emergency-related information to you in a timely manner. To sign-up for AlertOC online, please go to <http://bos.ocgov.com/alertoc/alertoc.asp> If you have questions or need assistance with your Alert OC registration, call (949) 644-3112.

RULES AND REGULATION REMINDERS

- Any trees or shrubs that substantially obstruct a neighbor's view may be required to be pruned or removed.
- Loud and disturbing noises of any kind shall be kept to a minimum.
- All vehicles must be parked in the owner's garage. However, if the number of vehicles exceed 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.
- The use of mobile detailing and/or mobile repair services is prohibited in the common areas.
- All owners are responsible to clean up after their pets.
- Spa hours are from 5:00am to 11:00pm.
- Children under 14 years of age are not allowed in the spa area without adult supervision.
- No food, glass containers or bottles area allowed in the spa area. Drinks must be in plastic containers.
- Please refer to the posted warnings for the use of the spa in accordance with County regulations.
- Pets are not permitted in the spa area.
- Unit owners are responsible to see that their guests and/or tenants obey the rules established for the community.

VISIT 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
- Access your assessment billing account online
- Pay your association bill online

Should you have problem logging onto the community website, please call Customer Care at 949-833-2600.

BOARD OF DIRECTORS:

President: Bud Grandsaert
Vice-President: Hector Macias
Treasurer: Dave Canaday
Secretary: Sue Crider
Mbr at Large: Jerry Dotson

NEXT BOARD MEETING:

Tuesday, February 24, 2015
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:

ASSOCIATION MANAGER:

Greg Oymaian, CCAM
Phone: 949-838-3255
Fax: 949-833-0919
goymaian@keystonepacific.com

Emergency After Hours: 949-833-2600

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

ARCHITECTURAL DESK:

Phone: 949-838-3239
architectural@keystonepacific.com

INSURANCE BROKER:

Greg Lerum Insurance
25251 Paseo Del Alicia #110
Laguna Hills, CA 92653
Phone: 949-492-7331

NEWPORT COAST MSTR ASSOC:

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

FEBRUARY 2015 REMINDERS

- Keystone Pacific Closed in Observance of President's Day - Monday, February 16, 2015
- 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 after this day.
- Next Board Meeting: February 24, 2015 @ 6:30 PM
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.

STORM DRAINS

"The Ocean Begins at your front Door"

- Dispose of hazardous waste at a County Household Hazardous Waste Event.
- Clean paint brushes in the sink, not outdoors. Properly dispose of excess paint at Orange County Waste & Recycle. Please call Orange County Waste & Recycle at 714-834-6752 for more information and locations.
- Use a commercial car wash. Vehicles must be washed by hand, with a bucket and sponge when inside the community - *Refer to the CC&R's under Article 10, Section 10.20.*
- Sweep yard debris rather than hosing down areas.

DRYER VENT

Please have a certified technician inspect your dryer vent annually to prevent the vent from becoming clogged, which can lead to a fire. You should contact a licensed heating and air conditioning company for more information.

FIRE SPRINKLER HEADS

Please cover all sprinkler heads when painting inside your home to prevent the paint overspray from clogging the fire sprinkler heads, which will cause them to malfunction. The sprinkler system is tested every five years and requires all units to be free of any defects in order to be certified. A painted sprinkler head will be required to be cleaned or replaced.

SATELLITE DISH

As a reminder, per the architectural guidelines, satellite dishes are permitted, as long as homeowners receive approval from the architectural design committee prior to installation. You are required to complete an architectural application, which can be provided and processed through Keystone Pacific Property Management. Satellite dishes are not allowed to be attached to any part of the building. If a satellite dish has been installed without prior approval, fines will be imposed until the all paperwork is completed and approved.

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 for Bobcat/Coyote sightings, dogs not on a leash, etc...

KEYSTONE PACIFIC WILL BE CLOSED - Keystone Pacific will be closed in observance of President's Day on Monday, February 16, 2015. 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!*