

MAY 2015

Altezza at Newport Coast

www.altezzahoa.org

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

YOUR BOARD OF DIRECTORS APPROVED/ACCEPTED THE FOLLOWING ITEMS AT THE MARCH 24, 2015 MEETING

- General Session Meeting Minutes from February 24, 2015
- Financial Statements ending February 28, 2015
- 2014 Draft Audit
- Grant's Landscape Proposal - Grass Replacement at Main Entry
- Roofing Repairs
- Borrowing From Reserves for Earthquake Insurance
- Insurance Policy and Earthquake Policy

EARTHQUAKE INSURANCE

The Board of Directors discussed the earthquake insurance at the February 24, 2015 meeting and approved to keep the earthquake coverage for the Association. This is a result of the overwhelming interest from the homeowners who attended the January 27, 2015 Town Hall Meeting. The Board will continue to review the earthquake policy in order to minimize a potential increase or special assessment in the future. Since the is being retained, there may be a special assessment in the 2015 fiscal year.

ANNUAL ELECTION - AUGUST 18, 2015

The 2015 Annual Election is scheduled for Tuesday, August 18, 2015, at the Coastal Canyon Clubhouse, 6700 Ridge Park Road, Newport Coast, CA 92657 at 3:00 p.m. 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.

ENRTY ENHANCEMENT

By now, you have seen the results of the Board's decision to remove the pine trees from the entry area. The Board of Directors worked with the Master Association to come up with a plan that would not only help prevent the spread of a fire from the lower gully, but enhance the community at the same time. The Master Association helped purchase some of the new olive trees and this has improved the appearance of the entry. The 2015 fiscal year reserve study recommended to have the tree flood lights replaced, so they were replaced with new light fixtures and high efficient L.E.D. spot lights, which will help save money in the long term.

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, May 26, 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 Service First: 949-448-6000
Coastal Cyn Rec Center: 949-464-1149

MAY 2015 REMINDERS

- Keystone Pacific - 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: May 26, 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.

PARKING & COMMUNITY 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.

PLEASE PICK-UP AFTER YOUR PET

Please pick up after your pet. This is a concern in the neighborhood, as pet owners are not picking up after their pet. Please do not throw the doggie bags on the ground or store them in front of your front door or in the bushes. This is unsightly and unhealthy.

HOMEOWNER'S INSURANCE

As you may or may not know, it is the responsibility of each homeowner to insure the personal property and effects in their home. If you receive a request for updated information from your lender, or have more specific questions about the Association's coverage, please contact Greg Lerum Insurance at 949-492-7331.

RULE AND REGULATION REMINDERS

- Any trees or shrubs that substantially obstruct a neighbor's view should be pruned or removed.
- Loud and disturbing noises of any kind shall be kept to a minimum.
- The use of mobile detailing and/or mobile repair services is prohibited in the common areas.
- Spa hours are from 5:00 a.m. to 11:00 p.m.
- Children under 14 years of age are not allowed in the spa area without adult supervision.
- No food, glass containers or bottles are 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 ensure that their guests and/or tenants obey the rules established for the community.

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...