

AUGUST 2016

Altezza at Newport Coast

www.altezzahoa.org



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

ANNUAL ELECTION - TUESDAY, AUGUST 16, 2016

The Annual Meeting and Election is scheduled for Tuesday, August 16, 2016 at 4:00 p.m. at the *Coastal Canyon Clubhouse located at 6700 Ridge Park Road, Newport Coast, CA. 92657*. Please remember to return your ballot, which was mailed to the membership in June. In order to submit a valid ballot, please remember to enclose your secret ballot in the plain white envelope, and remember to sign your name on the outside of the manila envelope. The results of the election will be mailed to the membership.

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. However, if the number of vehicles owned exceeds the number of vehicles for which your garage was designed to accommodate, 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.

PARKING ON DRIVEWAYS

- Parking is **NOT** allowed at any time on the driveways. Your vehicle can be towed without warning as this area is considered a fire lane.

CAR WASHING

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

GARAGE DOORS

- Garage doors must be closed at all times, except for temporary purposes and when vehicles are entering and leaving the garage.

BOARD OF DIRECTORS:

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

NEXT BOARD MEETINGS:

Tuesday, August 23, 2016, 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:

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

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

AUGUST 2016 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, August 23, 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 request an ACH application.

FIRE SPRINKLERS

Please note that the fire sprinklers are not monitored. When your fire sprinklers are activated due to a fire, emergency services will not automatically be sent to the community. You will need to call 9-1-1 for the fire authority to be dispatched.

GAS METER

Do you know how to turn off your gas meter in case of an emergency?

There is a valve on the gas meter that needs to be turned, in order to close the gas line. You should become familiar with the process as a tool may be required. The long rectangular knob is the correct knob to turn on or off the gas line. You can call the Gas Company at 800-427-2200 for further information or if you suspect a gas leak.



EARTHQUAKE INSURANCE - BORROWING FROM RESERVES (REVISION)

At the May 3, 2016 meeting, the Board of Directors approved to borrow funds from reserves to pay the Association's Earthquake Insurance Premium in one lump sum, in order to save on finance fees. After further discussions, it was approved to pay for the Earthquake Insurance Premium out of the operating account, since there was a surplus of funds available. Since the earthquake insurance was already paid from the reserve account, a check was cut from the operating account and paid back to the reserve fund.

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.

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.)