

**OCTOBER 2016**

# Altezza at Newport Coast

[www.altezzahoa.org](http://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 AUGUST 23, 2016 MEETING**

- General Session Meeting Minutes from July 26, 2016
- Financial Statement ending July 31, 2016
- 2016 Audit and Tax Proposal - Wertz & Company
- Grant's Landscape Proposal - Tree Trimming
- Holiday Lighting Proposal
- 2016 Annual Inspection Report - Will be mailed to the membership with the Budget

## **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, October 25, 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

## OCTOBER 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, October 25, 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](http://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](http://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](mailto: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.



### 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.

### VISIT [www.altezzahoa.org](http://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)