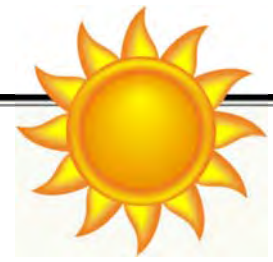


JANUARY 2017

Altezza at Newport Coast

www.altezzahoa.org



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

HAPPY NEW YEAR!

Living in a community association offers many advantages, but at the same time does impose some restrictions. These restrictions are not meant as an inconvenience, but rather as a means of maintaining harmony and protecting property values in the community. Residents have to share walls with neighbors beside them and possibly the ceiling and floors above and below as well. The key to a happy community is respect. Respecting your neighbor's right to the quiet enjoyment of their home is part of the arrangement. Your neighbors will appreciate, and hopefully reciprocate, your efforts to lower the volume, walk quietly and limit your chores, interior remodeling and entertaining to reasonable hours. Have a very happy 2017!

CHRISTMAS TREE PICK-UP

Homeowner's can recycle their Christmas trees by placing the trees at the curb on their scheduled pick-up day – trees greater than six feet tall must be cut in half. Trees will be picked up for recycling during the two weeks following Christmas, beginning January 2nd through January 11th. Be sure to remove all decorations, including ornaments, tinsel, lights and the tree stand. Flocked trees cannot be recycled, but will be collected if they are placed at the curb.

HOLIDAY DECORATIONS

Please be sure to remove all holiday decorations by January 15, 2017.

MAINTENANCE REMINDERS - Refer to the CC&R's under Article 8, Section 8.2

As a resident in a condominium community, many items of exterior maintenance are attended to by the Association, but there are items that are the homeowners responsibility to maintain.

- Inspect and clean your deck drains and landscape drains. Deck repairs is the homeowner's responsibility.
- Have a certified technician inspect and clean your dryer vents annually to prevent blockage which can lead to a fire.
- Trim any backyard, courtyard, and/or upper balcony plant material away from the structure.
- Clean back yard glass panels.
- Check your garage door opener, springs and the weather stripping across the bottom of the door.
- Plumbing Inspections: All sinks, tubs, toilets, water heater, water pressure regulator, caulking, dishwasher, washing machine and all water supply hoses/lines and all visible pipes.
- If you are leaving for a few days, as a precaution, turn off the main water valve to your unit.

KEYSTONE PACIFIC CLOSED

Keystone Pacific will be closed in Observance of New Year's Day on Monday, January 2, 2017.

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, January 24, 2017, 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

JANUARY 2017 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, January 24, 2017 @ 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.

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.

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.

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.)

Happy New Year!