

**NOVEMBER 2015**

# 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 SEPTEMBER 29, 2015 MEETING**

- General Session Meeting Minutes from August 25, 2015
- Financial Statement ending August 31, 2015
- Grant's Landscape Proposal - Various Items Throughout the Community
- Holiday Lighting Proposal
- Replacement of the Entry and Exit Gate Wheels
- Architectural Application for 3 Domani

## **ANNUAL SEATING OF THE BOARD**

Quorum was achieved at the September 15, 2015 Adjourned Annual Election Meeting. David Canaday and Hector Macias were re-elected to serve a two-year term. The Board of Directors appointed officers at the September 22, 2015 board meeting as follows:

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

## **CC&R AMENDMENT**

You will soon be receiving a ballot to amend the CC&R's. There is a provision in the CC&R's that allows homeowner's to rent their unit every thirty (30) days. The Board has approved to mail ballots to the membership to amend the length of the rental stay in the CC&R's, from thirty (30) days, to six (6) months. When you receive your ballot, please cast and mail in your vote.

## **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.

## **PAINTING OF THE STREET LIGHT POLES AND HOMEOWNER ENTRY DOORS**

The Board approved to hire a contractor to paint the street light poles and stain the homeowners front entry doors. Both components have reached the useful life, per the 2015 reserve study that's prepared annually. We are in the process of matching the color of the front doors and once the correct shade has been selected, homeowners will be notified. You will be given a time slot and we ask that you please adhere to the time slot given, so that the Association is not charged for missed appointments.

## **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

## **BOARD OF DIRECTORS:**

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

## **NEXT BOARD MEETING:**

**Tuesday, November 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, CMCA  
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

### **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

## NOVEMBER 2015 REMINDERS

- Keystone Pacific - For after-hours association maintenance issues, please call 949-833-2600 to be connected with the emergency service line. Our office will be closed Thursday, November 26th and Friday, November 27th in observance of the holiday.

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: November 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](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.

### PARKING COURTESY

#### *Refer to the Rules and Regulations under "Parking, Garage and Traffic"*

We would like to remind all residents about parking within the community. During this time of year, many people have family and friends visit. This can create a lot of extra vehicle traffic on the streets and parking can be an issue. Please be part of the solution and use your garage to capacity prior to parking in the common area parking stalls and do not forget that parking is not allowed on the aggregate driveways. In addition, please remind your guests to follow the speed limit and all parking rules. Vehicles are not permitted to be parked on the driveway or in any way that may create a detour, or prevents another homeowner from exiting or accessing their garage. Parking on the street should be used for guests only, or if you have more than two vehicles.

### SNAKES

Snakes are found in all areas of Orange County. Snakes have been sighted in the community, so please be alert when walking. Rattlesnakes are capable of striking quickly, so caution is important.

Snakes are very dangerous and will attack if provoked. Normally, snakes will enter your home to find a food source, such as mice and rats. If you encounter a snake, call the local animal control office at 949-644-3717.

### 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...

**THANKSGIVING - THURSDAY, NOVEMBER 26TH**