

JANUARY 2014

Altezza at Newport Coast

www.altezzahoa.org

Professionally Managed by Keystone Pacific Property Management, Inc. - 16845 Von Karman, Ste. 200, 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. Cheers to 2014!

FIRE SPRINKLER HEADS

Please cover all sprinkler heads when painting inside your home to prevent the paint overspray from clogging the fire sprinkler heads, which will cause them to malfunction. The sprinkler system is tested every five years and requires all units to be free of any defects in order to be certified. A painted sprinkler head will be required to be cleaned or replaced.

COPPER PIPES/REMODEL

Please see the attachment regarding copper pipe warranty and homeowner responsibility when remodeling your home.

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.

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...

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

NEXT BOARD MEETING:

Tuesday, January 28, 2014
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:

Madeline Burke
Phone: 949-838-3269
mburke@keystonepacific.com

ALTEZZA SPA KEY:

Please contact Madeline Burke 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 Merit: 949-448-6000
Coastal Cyn Rec Center: 949-464-1149

JANUARY 2014 REMINDERS

- **Keystone Pacific Closed in Observance of New Year's Holiday** - Tuesday, December 31st (1/2 day) & all day Wednesday, January 1st
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: January 28, 2014 @ 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.

STORM DRAINS

"The Ocean Begins at your front Door"

- Dispose of hazardous waste at a County Household Hazardous Waste Event.
- Clean paint brushes in the sink, not outdoors. Properly dispose of excess paint at Orange County Waste & Recycle. Please call 714-834-6752 for more information and locations.
- Pick up after your pet.
- Use a commercial car wash. Vehicles must be washed by hand, with bucket and sponge when inside the community - **Refer to the CC&R's under Article 10, Section 10.20**
- Sweep use yard debris rather than hosing down areas.

TREE MONITOR/REPLACEMENT

Over the years, the Board has made decisions on removing certain trees throughout the community. The Association's landscape company assessed these trees that had caused damage to driveways, sidewalks, structures or underground utilities. The Board has spent more than \$20,000.00, from the result of an intrusive tree root system. These trees will outgrow their intended space and the roots will either stay on the surface or penetrate underground components. Surface roots can be cut, but this risks damage to the tree. The Board will continue to monitor trees throughout the community, for the safety of the residents.

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.

PARKING REMINDERS

Refer to the Parking Rules & Regulations - Please utilize your garage for parking your vehicle(s). 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.