

**MARCH 2014**

# Altezza at Newport Coast

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

*Professionally Managed by Keystone Pacific Property Management, Inc. - 16845 Von Karman, Ste. 200, Irvine, CA 92606*

## RECENT BREAK-INS THROUGHOUT NEWPORT COAST

There have been recent break-ins throughout the Newport Coast area and we would like to remind you to be safe and secure. Keep your garage door closed when not in use. Call the police if you notice anything suspicious.

- Always keep your vehicles locked and do not leave anything valuable in your vehicle in plain view.
- Activate your alarm when you leave, even if you are going a short distance.
- Use timers on lights and radios to make it look and sound like someone is home.
- Do not keep your gate/garage remote in your car overnight. If someone breaks into the car, they will have access to your garage.
- Walk with friends or neighbors.

## SIGN UP TO RECEIVE EMERGENCY INFORMATION

FROM THE CITY OF NEWPORT BEACH AT [www.AlertOC.com](http://www.AlertOC.com)

AlertOC is a mass notification system designed to keep Newport Beach residents and businesses informed during emergencies. By registering with AlertOC, time-sensitive voice messages from the City of Newport Beach may be sent to your home, cell or business phone. Text messages may also be sent to cell phones, e-mails and hearing-impaired receiving devices. By submitting your contact information, you will be kept informed of local, wide-spread or regional emergencies affecting your community. Every landline telephone in the City is already enrolled in the system. However, the Association would like to encourage you to also register your mobile devices, email address, and /or hearing impaired receiving devices for added redundancy. This will assist the City of Newport Beach in communicating critical emergency-related information to you in a timely manner. To sign-up for AlertOC online, please go to <http://bos.ocgov.com/alertoc/alertoc.asp> If you have questions or need assistance with your Alert OC registration, call (949) 644-3112.

## COPPER PIPE WARRANTY INFORMATION

A to Z Leak Detection filled the copper pipes with epoxy in 2008. A copy of the warranty was sent with the February newsletter. If you did not receive a copy, please notify management.

## FIRE SPRINKLER TURN-OFF INSTRUCTIONS

The Board of Directors has provided instructions on how to turn off the 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. Please see the attached fire sprinkler instructions. If you do not receive the attachment, please call management.

## 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...

## 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, March 25, 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](mailto:goymaian@keystonepacific.com)

**Emergency After Hours: 949-833-2600**

### COMMON AREA ISSUES:

Madeline Burke  
Phone: 949-838-3269  
[mburke@keystonepacific.com](mailto: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](mailto:accounting@keystonepacific.com)

### ARCHITECTURAL DESK:

Phone: 949-838-3239  
[architectural@keystonepacific.com](mailto: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

## MARCH 2014 REMINDERS

- **Keystone Pacific -**  
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: March 25, 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](http://www.altezzahoa.org)) for updates and the meeting Agenda. The agenda is also posted in the bulletin board near the spa restrooms.

### KPPM CONNECTION COMING SOON!

Keystone Pacific is excited to announce the upcoming launch of a new portal in the second quarter of 2014. Homeowners will be able to view statements and newsletters, make payments, and print account history reports from our newly designed KPPM Connection. Additional information on the release of this new dynamic portal will be coming in the next few months.

### 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 [kppm.com](http://kppm.com).

### DAYLIGHT SAVINGS



Daylight savings time begins each year at 2:00 A.M. on the second Sunday in March. Move clocks ahead one hour at the start of daylight savings time. In 2014, daylight savings time begins on March 9, 2014. Don't forget to adjust lights if they are on a timer.

### HOMEOWNER'S INSURANCE

As you may or may not know, it is the responsibility of each homeowner to insure the personal property and effects in their home. The Association carries a "bare walls policy" meaning, in the event a claim must be filed, the Association's insurance policy will cover only the repair and/or replacement of common area property. If you receive a request for updated information from your lender, or have more specific questions about the Association's coverage, please contact Greg Lerum Insurance at 949-492-7331.

### INOPERABLE VEHICLES/STORED VEHICLES

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. Vehicles stored for longer than 72 hours can be towed at the vehicle owner's expense. Parking is NOT allowed at any time on the driveways.

### 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.

### BORROWING FROM RESERVES

At the March 25th meeting, the Board of Directors will discuss borrowing funds from reserves to pay the Association's Earthquake Insurance premium in one lump sum in order to save on finance fees. All funds will be paid back within one year.

### 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.