

MAY 2014

Altezza at Newport Coast

www.altezzahoa.org

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

ANNUAL ELECTION - AUGUST 2014

When you receive your ballot, please cast and mail in your vote. **YOUR VOTE COUNTS**. If we do not receive enough ballots to reach quorum, the membership will have to be notified. Each mail out notifying the membership that quorum was not achieved, affects the whole community, as costs are incurred that can be avoided if ballots are mailed promptly.

KPPM CONNECTION COMING SOON!

Keystone Pacific is excited to announce the upcoming release of our newly designed portal, The KPPM Connection. The KPPM Connection is an online tool that offers enhanced homeowner services.

Using the portal, you can:



- Make Online Payments
- View Current and Previous Statements and Billing Inserts
- Print Account History Reports
- Update Enhanced Email Notification Features

Using your smartphone, please scan the QR code below or visit www.kppmconnection.com. The portal will be

released shortly. Please log in using your account online email address and password. If you have not registered, please have your billing statement available to enter in the required information. If you need assistance, please contact Customer Care at (949) 833-2600 or customercare@keystonepacific.com.

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, May 27, 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

MAY 2014 REMINDERS

Keystone Pacific - Will be closed in observance of Memorial Day - Monday, May 26th

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: May 27, 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.

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.

REMINDER: 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

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.

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.

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.