

SEPTEMBER 2014

Altezza at Newport Coast

www.altezzahoa.org

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

ADJOURNED ANNUAL ELECTION - SEPTEMBER 16, 2014

Due to lack of quorum at the August 19, 2014 meeting, the Adjourned Annual Meeting and Election is re-scheduled for Tuesday, September 16, 2014 at 4:30 p.m. at the *Coastal Canyon Clubhouse located at 6700 Ridge Park Road, Newport Coast, CA. 92657*. Please remember to return your ballot, which was mailed to the membership in July. In order to submit a valid ballot, please remember to enclose your secret ballot in the plain white envelope, and remember to sign your name on the outside of the manila envelope. The results of the election will be mailed to the membership.

FIRE GATE ON TERRAZA

We ask that you please keep this gate closed at all times. There have been several instances where the gate is left open. This may bring unwanted visitors or animals into the community.

5-YEAR FIRE SPRINKLER TESTING

The California Law requires a Title 19 Certificate be completed for the Altezza Association every five (5) years. The Board of Directors will be reviewing proposals in 2014 to inspect the fire alarms and fire sprinkler systems at Altezza. This requires interior inspections of the fire horns and interior/exterior inspections and tests of the entire fire sprinkler system. Homeowners will be notified in advance of the schedule.

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 for Bobcat/Coyote sightings, dogs not on a leash, etc...

BOARD OF DIRECTORS:

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

NEXT BOARD MEETING:

Tuesday, September 23, 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 MASTER ASSOC:

Managed by Merit: 949-448-6000
Coastal Cyn Rec Center: 949-464-1149

THE CORPORATE OFFICE OF
Keystone Pacific
IS MOVING IN OCTOBER

16775 Von Karman, Ste. 100, Irvine Ca 92606

SEPTEMBER 2014 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 after this day.

Next Board Meeting: September 23, 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.

A MEMBERS RIGHT TO PRIVACY

California Civil Code allows a member to request to be removed from the membership list to prevent release of their private contact information to a member requesting the membership list. In order to opt-out of the membership list, you must notify the Association **in writing**. If you choose to opt-out of sharing your name, property address, email address and mailing address under the membership list, the opt-out designation shall remain in effect until changed by you, by **written** notification to management. If you wish to opt-out, please complete the Opt-Out Form on our website at:

<http://www.kppm.com/forms/opt-out.php>.

GARAGE USE AND PARKING REMINDERS

There have been a number of days where residents are not utilizing their garage for parking of their vehicles. All homeowners must be utilizing their garage for the parking of vehicles and for the number of vehicles it was intended for. Any excess vehicles in a household are allowed to utilize the parking spaces provided. Guests are having a difficult time finding parking, which could result in towing that vehicle, if it's parking in an illegal area (fire lane, driveway or any other area marked as a fire lane).

- 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 vehicles than your garage will accommodate.
- Please take a moment, if you are renting your home, to remind residents of the parking restrictions. It is important to maintain the visual appearance of the community and not cause damage to common area.

COYOTES REMINDER

Coyotes are found in all areas of Orange County. If a coyote approaches you, appear as large and threatening as possible. Make aggressive gestures by moving arms and legs, shout in a low voice, and throw rocks, sticks or objects toward, not at the coyote. Maintain eye contact and move slowly away toward a building or an area of increased activities. It is also worth noting that it is hard for a coyote to pass up a free meal or, as the case may be, a defenseless pet. Keep your cats and small dogs indoors or in the close presence of an adult. If you must leave your pet outside, it is recommended to leave them in a fully enclosed kennel.

Experts recommend the following steps:

- Always walk your pet on a leash.
- Keep cats and small dogs indoors. When walking small dogs, always keep them on a leash. Any pet smaller than 45 pounds should never be left outside past 4:00 p.m.
- Coyotes are most active dusk to dawn. Avoid walking pets after dark.
- Bring along pepper spray or a stick in case a coyote gets aggressive. Screaming or yelling and waving arms sometimes won't work on coyotes that have lost their fear of humans.
- Always feed pets indoors. Eliminate potential food and water sources such as fallen fruit or vegetables and standing water.
- Do not feed coyotes. Doing so can make them less afraid of humans and potentially more dangerous.

LABOR DAY is MONDAY, SEPTEMBER 1ST!

Keystone Pacific Property Management, Inc., will be closed Monday, September 1st, and will reopen on Tuesday, September 2nd at 9:00 A.M.