

MARCH 2009

# ALTEZZA AT NEWPORT COAST

www.altezzahoa.org

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

May your pockets be heavy and your heart be light.  
May good luck pursue you each morning and night.  
May good luck be your friend in whatever you do and  
May trouble be always a stranger to you.

~Irish Blessing



## JANUARY 20, 2009 BOARD MEETING HIGHLIGHTS

### THE BOARD:

- Approved the financials and minutes. (Minutes are posted on the community website.)
- Reviewed and made decisions regarding reserve investments, violations and delinquent accounts.
- Approved the replaster of the spa and the required retrofit by the Virginia Graeme Baker Pool and Safety Act. Aqua Blue Pool Service has applied for the required permits and began work the week of February 16th. (Weather permitting)
- Approved water intrusion testing at two units.
- Approved the creation of rules regarding the prohibition of mobile detailing / mobile car washing.
- Approved the creation of rules regarding the prohibition of hanging pots, pots on ledges and pots on common area steps and landings.
- Tabled the discussion of 2009 Projects and Reserve Projects until the February meeting.
- Approved meeting date change, it will be held on the 4th Tuesday of each month at the Coastal Canyon Facility.

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

Log onto Altezza's community website to:



- Submit maintenance requests, address changes
- Get the latest community news & updates
- Obtain minutes, newsletters, policies, forms
- Access your assessment billing account online

- Pay your association bill online

Should you have problem logging onto the community website, please call Customer Service at (949) 833-2600.

### BOARD OF DIRECTORS:

Barry West  
Sandy Printer  
Jerry Dotson  
Gary Calacci  
Larry Bishop

### NEXT BOARD MEETING:

**Tuesday, March 24, 2009**

6:30pm @ Coastal Canyon Facility  
6700 Ridge Park  
Newport Coast

*The final agenda will be posted at the spa and 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 949-838-3206.*

### IMPORTANT NUMBERS:

#### ASSOCIATION MANAGER:

Jennifer B. Stocks, CCAM  
Phone: 949-838-3206

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

Fax: 949-833-0919

E-mail: [jstocks@keystonepacific.com](mailto:jstocks@keystonepacific.com)

#### COMMON AREA ISSUES:

Mindy Baumgardner

Phone: 949-838-3254

E-mail:

[mbaumgardner@keystonepacific.com](mailto:mbaumgardner@keystonepacific.com)

#### SPA KEY:

Please contact Mindy Baumgardner 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

949-492-7331

fax: 949-498-1016

## MARCH 2009 REMINDERS

- **Daylight Savings - March 8th – Spring One Hour Forward**
- **St. Patrick's Day - March 17th**
- **Trash Pick-Up Day: Thursdays**  
Please remove trash cans from the common areas after this day.
- **Tuesday, March 24th- Board Meeting @ 6:30pm**  
Location: Coastal Canyon Facility  
6700 Ridge Park, Newport Coast  
Homeowners are always welcome and encouraged to attend.

### CONVENIENT ASSESSMENT PAYMENT OPTIONS

#### 1) SIGN UP FOR THE ACH PROGRAM:

Save time and money! Sign up for our ACH program to have your assessment payment automatically debited from your checking or savings account. Please call customer service at (949) 833-2600 or send an e-mail to [accounting@keystonepacific.com](mailto:accounting@keystonepacific.com) for an application.

#### 2) PAY ONLINE AT WWW.KEYSTONEPACIFIC.COM:

Payments can also be made online. All payments require a bank routing number in addition to a checking, savings or money market account number. Credit card payments are not accepted through this online service. If you have questions about this service or regarding your account number and password, please contact customer service at (949) 833-2600.

### ALTEZZA LIGHTING

Building lights, street lights and all common area landscape lighting is checked twice per month. If you happen to see a specific light out, please contact: **Mindy Baumgardner** at ext. 254 or [mbaumgardner@keystonepacific.com](mailto:mbaumgardner@keystonepacific.com) with the location information and the type of light. Homeowners are responsible to change the light bulbs that are controlled by an interior switch.

### GLASS SOUND PANELS

During February and March, the Akme Glass Company will be inspecting all the glass sound wall barriers. They will be replacing missing caps, damaged vinyl gaskets and performing other needed repairs. Please contact Vern of Akme Glass (714) 572-3955, if Akme Glass will require your assistance to view all the glass panels in your backyard.

### ARCHITECTURAL APPROVAL

Please contact management prior to starting any home improvement (interior or exterior) project to ensure that proper procedures are followed and to avoid any delays. You may also view the architectural guidelines online.

### PET REMINDERS

Please remember to be considerate to your neighbors and others in the community. Please do not leave your pets off of a leash or loose in the community. Remember your pets are your responsibility, and please remember to keep them under control at all times.

### HOMEOWNERS INSURANCE

Please remember it is the responsibility of each homeowner to insure all personal property and effects in his or her 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 or replacement of common area property.

### SPRING CHORES

Please take the opportunity to inspect the landscaping in your own courtyards/backyards to determine if clean up or tree trimming is needed. Please ensure that your trees or large shrubs are kept below the roofline of your home, this will maintain the overall look of the community. This is the perfect time to check and adjust your sprinkler timers to prevent over watering.