

APRIL 2009

# ALTEZZA AT NEWPORT COAST

www.altezzahoa.org

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



The splendor of the rose and the whiteness of the lily  
Do not rob the little violet of its scent  
Nor the daisy of its simple charm  
If every tiny flower wanted to be a rose,  
Spring would lose its loveliness.

~Therese of Lisieux

## APPRECIATION OF SERVICE

Sandra Printer has resigned from the Board of Directors after many years of dedicated service to the community. Sandra's input and efforts to help maintain the aesthetics of the community during her term has been greatly appreciated. The Board of Directors and Management would like to express their sincere thanks and best wishes.

## FEBRUARY 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.
- Discussed the timeline for 2009 Projects and Reserve Projects

### Upcoming agenda items:

- Updating the Architectural Guidelines
- Front Door Restoration/Refinishing
- Security Cameras at the Gate – Please send an email to management if you have opinions or comments regarding the installation of security cameras at the gate. The correspondence will be included in the board packet.

## HOMEOWNER CONTACT INFORMATION

In order to maintain the gate registry and ensure accurate contact information, please send an email to Jennifer Stocks at [jstocks@keystonepacific.com](mailto:jstocks@keystonepacific.com) with your: Name, address, home phone number, cell number and if you occupy your unit. If the unit is leased, please supply both the unit owner and tenant's information. This will enable the scheduling of maintenance projects that require homeowner cooperation.

### BOARD OF DIRECTORS:

Barry West  
Jerry Dotson  
Gary Calacci  
Larry Bishop  
Vacancy

### NEXT BOARD MEETING:

**Tuesday, April 28, 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

## APRIL 2009 REMINDERS

- **Keystone Pacific Closed in Observance of Good Friday - Friday, April 10th**
- **Trash Pick-Up Day: Thursdays**  
Please remove trash cans from the common areas after this day.
- **Tuesday, April 28th- Board Meeting @ 6:30pm**  
Location: Coastal Canyon Facility  
6700 Ridge Park, Newport Coast  
Homeowners are always welcome and encouraged to attend.

### AFTER-HOURS SERVICE LINE:

If an association common area matter requires immediate attention after management's office operating hours, please call **949-833-2600** and a representative will be happy to assist you.

Please call 9-1-1 for life threatening emergencies.

### 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 ACH application.

### ARCHITECTURAL APPROVAL

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

### 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.

### SECURITY TIPS

Residential burglaries occur in all cities. The Newport Police Department recommends:

- Always locking windows and doors, even if you step out for only a few minutes.
- All windows and doors should be equipped with a secondary security lock.
- Never leave valuables in plain sight.
- If you have a safe, make sure that it is properly secured with bolts so that it cannot be easily removed.
- Lock the door leading from the garage into your home and lock your vehicles and set the alarm, even when parked in the garage.
- If your home is equipped with an alarm, always activate it even if you're only going out for a short walk. Your alarm should be audible and monitored.
- The Newport Beach Police Department offers a 'Vacation Check'. You can sign up for this service at 949-644-3717 or via the website.
- For more information, free home security inspection or security tips you can log on to the Newport Beach Department Website at [www.nbpd.org](http://www.nbpd.org)