

MAY 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 world's favorite season is the spring.
All things seem possible in May.**
~Edwin Way Teale

**The seasons are what a symphony ought to be:
four perfect movements
in harmony with each other.**
~Arthur Rubenstein

MARCH 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 draft audit for mail out to the membership.
- Approved the increase of late fees from the minimum of \$10.00 to the maximum of 10% - as per the current delinquency policy. This change will be effective June 1st, 2009.
- Discussed the vacant board member position and approved soliciting volunteers in the newsletter. If you would like to be volunteer, please send an email to Jennifer Stocks at jstocks@keystonepacific.com for a candidacy application.

COMMUNITY REMINDERS

- Courtyard & Backyard Homeowner Landscaping – Please inspect your landscaping to determine if pruning 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. All plant material must be trimmed away from the roof, stucco and glass sound walls. This is the perfect time to check and adjust your sprinkler timers to prevent over watering and overspray. Homeowners will be billed for damages caused by homeowner landscaping or irrigation.
- Homeowners should not be performing maintenance on the exterior of the structure, which includes: stucco, wood or front doors.
- If you are moving in or out of the community, please have the moving vehicles use the fire lane gate at the end of Terraza.

BOARD OF DIRECTORS:

President: Larry Bishop
VP/Treasurer: Gary Calacci
Secretary: Jerry Dotson
Member-at-Large: Barry West
Vacancy

NEXT BOARD MEETING:

Tuesday, May 26, 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

COMMON AREA ISSUES:

Mindy Baumgardner
Phone: 949-838-3254
E-mail:
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

ARCHITECTURAL DESK:

Phone: 949-838-3239
architectural@keystonepacific.com

INSURANCE BROKER:

Greg Lerum Insurance
25251 Paseo Del Alicia #110
Laguna Hills CA 92653
949-492-7331
fax: 949-498-1016

MAY 2009 REMINDERS

- **Keystone Pacific Closed in Observance of Memorial Day - Monday, May 25th**
- **Visit the Altezza Website: www.altezzahoa.org**
- **Trash Pick-Up Day: Thursdays**
Please remove trash cans from the common areas after this day.
- **Tuesday, May 26th - 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 for an ACH application.

RULES AND REGULATIONS REMINDERS

- The maximum speed limit on Association streets is fifteen (15) miles per hour. The Board has reviewed options to enforce the speed limit and most speed deterrents and/or security camera systems are very costly. Please help the Association avoid costly projects by following the speed limit. Please drive slowly, especially when approaching the vehicle gates!
- Security signs are **not** to be placed in the common area landscaping and will be removed. Security signs may only be placed on a window that is visible from the common area.
- No items (potted plants or decorative items) should be placed or stored in the common area landscaping.
- Homeowners are prohibited from planting in the common area landscaping.
- Garage doors must remain closed at all times, except for temporary purposes and when vehicles are entering or leaving the garage.
- Parking is **NOT** allowed at any time on the driveways.
- **The washing of cars and other vehicles within the common area shall be carried out using only the bucket and sponge method. All storm drains lead to the ocean.**
- All pets must have identification tags.
- All owners are responsible to clean-up after their pets. All dogs must be on a leash outside the confines of an owner's residence or enclosed yard area.

GLASS SOUND PANELS

Akme Glass is almost complete with the replacement of the vinyl gaskets and caps throughout the community. If you notice an area that still requires attention, please contact management. 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.

