

JUNE 2009

ALTEZZA AT NEWPORT COAST

www.altezzahoa.org

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



It is the month of June,
The month of leaves and roses,
When pleasant sights salute the eyes,
And pleasant scents the noses.
~Nathaniel Parker Willis

APRIL 28, 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, architectural applications and delinquent accounts.
- Approved the landscape proposal to address the spa area.
- Discussed the restoration of the front doors; vendors will present a sample of their work in order for the Board to review the finish.
- Approved the resolution to petition the Master Association to prohibit parking on Vista Ridge Road.
- **Upcoming agenda items:** Updating the Rules and Regulations, Updating the Architectural Guidelines and Application, Front Door Restoration, and choosing new spa furniture.
- At the past two meetings the Board has heard presentations from two companies that can epoxy coat interior plumbing lines, to see if it is a viable solution to prevent future slab leaks.

WHAT IS EPOXY PIPE LINING?

Epoxy pipe lining is a process that cleans and lines corroded metal plumbing systems, while adding an interior epoxy coating that seals and protects pipe interiors from further corrosion and water contact. The specially formulated epoxy lining is engineered to withstand the erosive and corrosive forces of fast flowing, aggressive water.

For more information regarding epoxy pipe lining you can use your computer and Google: Ace Duraflo, Curaflo & A to Z Leak Detection.

BOARD OF DIRECTORS:

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

NEXT BOARD MEETING:

Tuesday, June 23, 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

JUNE 2009 REMINDERS

- **Visit the Altezza Website:** www.altezzahoa.org
- **Trash Pick-Up Day: Thursdays**
Please remove trash cans from the common areas after this day.
- **Tuesday, June 23rd - 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

- 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. Please remove any security signs from the common area landscaping/courtyards or backyards and place one security sticker on a window.
- 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.
- Satellite dishes are not to be attached to the wood, stucco, roof or perimeter wall – they must be on free standing masts in your exclusive use area. (balcony or backyard)
- 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 homeowner is ultimately responsible for the actions of their guests, tenants or employees.
- **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.**

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.

HOMEOWNER CONTACT INFORMATION

In order to ensure accurate contact information, please send an email to Jennifer Stocks at 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. Thank you to the homeowners that have already sent in their information.

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 and trimmed away from the structure/glass wall perimeter. This is the perfect time to check and adjust your sprinkler timers to prevent over watering or overspray.