

JULY 2009

ALTEZZA AT NEWPORT COAST

www.altezzahoa.org

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



*While the spirit of neighborliness
was important on the frontier
because neighbors were so few,
it is even more important now
because our neighbors are so many.*
~Lady Bird Johnson

May 26, 2009 BOARD MEETING HIGHLIGHTS

THE BOARD:

- Approved the financials and minutes. (Minutes are posted on the community website.)
- Reviewed and made decisions regarding, violations, and architectural applications.
- Approved Advance Reserve Solutions to update the reserve study, which will be used to create the budget for 2010.
- Approved the landscape proposal to address multiple areas throughout the community. There are trees in the courtyard planters, that are lifting the concrete sidewalks, that will be removed.
- Discussed the restoration of the front doors. The vendor will attend the June Meeting to meet with the Board.
- Reviewed proposals regarding concrete replacement and approved PCW Contracting Services
- Reviewed and approved lighting renewal proposals for the front entryway.
- Observed the presentation from Ace Duraflo regarding epoxy lining the plumbing lines at Altezza.

BEFORE YOU SIGN THE CONTRACT

Please submit an architectural application prior to signing a contract for interior or exterior changes. If you are unsure if you need approval, please contact Jennifer Stocks while you are contemplating changes to landscaping or interior remodeling. Homeowners must **not** allow contractors to breach the post tension slab or to make structural changes. Obtain architectural approval first, in order to avoid having to pay additional fees or fines. There are specific guidelines and restrictions regarding the approved flooring in B-Units. Please contact management prior to changing the flooring in a B-Unit. Please consult your governing documents for clarification.

BOARD OF DIRECTORS:

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

NEXT BOARD MEETING:

Tuesday, July 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
Fax: 949-833-0919
E-mail: jstocks@keystonepacific.com

Emergency After Hours: 949-833-2600

COMMON AREA ISSUES:

Mindy Baumgardner
Phone: 949-838-3254
E-mail: mbaumgardner@keystonepacific.com

ALTEZZA 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

JULY 2009 REMINDERS

- **Keystone Pacific will be closed in Observance of Independence Day - Friday, July 3rd**
- **Visit the Altezza Website: www.altezzahoa.org**
- **Trash Pick-Up Day: Thursdays**
Please remove trash cans from the common areas after this day.
- **Tuesday, July 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 for an ACH application.

HIRED CONTRACTORS AND WORKERS

Please remember that homeowners are responsible for the actions of their hired contractors and/or workers. Make sure that are all abiding by the following:

- Do not park vehicles in such a way that blocks off the streets or another homeowner's access to their garage or driveway.
- Mind the surrounding neighbors and commence work during reasonable hours.
- Do not set up work stations on the driveways as this could allow debris to settle in the driveways - not to mention it is an eyesore and noise nuisance for your neighbors!
- There is to be no parking on the aggregate courtyard/driveways. Vehicles must unload into the garage and park in a designated parking area.
- Do not dump/dispose of materials in the common areas. The homeowner's account will be assessed any fees needed to restore the common area, if damages occur.
- Be sure to clean up after each work day!

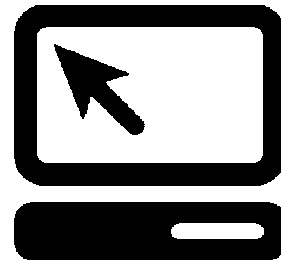
HOMEOWNER CONTACT INFORMATION

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.

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, forms
- Access your account online
- Pay your HOA bill online



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