

AUGUST 2009

# ALTEZZA AT NEWPORT COAST

www.altezzahoa.org

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



*Summer afternoon;  
These are the two most beautiful words  
in the English language.*

*~Henry James*

## JUNE 23, 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 the landscape proposal to address multiple areas throughout the community.
- Approved PCW Contracting Services to repair the drywall and ventilation in the spa pump room.
- Observed the presentation from Mick Mickler of New Horizon Construction regarding the restoration of the front doors at Altezza.

### Upcoming agenda items:

- Additional discussion regarding the plumbing at Altezza and the epoxy method to repair slab leaks.
- Property lines, maintenance areas and maintenance agreements between Altezza and neighboring communities.
- Proposals to relight the fountain.
- The Board is reviewing the current architectural guidelines and application in order to streamline the forms and tailor them specifically for Altezza. *(Please remember to contact management prior to interior remodeling or changes to the courtyard/backyard hardscape/plantings.)*

## FIRE LANE REMINDER

Please do not park vehicles at the end of Terraza, near or in front of the fire lane gate. This gate needs to remain clear for emergency vehicle access. Please park your vehicles in your garage to capacity and then in open designated parking spots. Please do not park on the aggregate courtyards or in marked fire lanes.

### BOARD OF DIRECTORS:

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

### NEXT BOARD MEETING:

**Tuesday, August 25, 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](mailto:jstocks@keystonepacific.com)

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

#### COMMON AREA ISSUES:

Mindy Baumgardner  
Phone: 949-838-3254  
E-mail: [mbaumgardner@keystonepacific.com](mailto: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](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

## AUGUST 2009 REMINDERS

- **Visit the Altezza Website:** [www.altezzahoa.org](http://www.altezzahoa.org)
- **Trash Pick-Up Day: Thursdays**  
Please remove trash cans from the common areas after this day.
- **Tuesday, August 25th - 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.

## PROPOSED RULES AND REGULATIONS

Below, please find the proposed additions to the Association Rules & Regulations, The rules have been amended to ensure that all residents of Altezza have a clear understanding of the specific rules and regulations that must be followed.

In accordance with California Civil Code 1357.130, the Association must distribute proposed rule changes, stating the purpose and effect, to the membership at least thirty days before making the change or adopting a new rule. If you have any comments or concerns, please fax or e-mail Jennifer Stocks at (949) 838-3206 or [jstocks@keystonepacific.com](mailto:jstocks@keystonepacific.com)

The Board will vote on the above at the General Session Board Meeting scheduled for September 22, 2009.

- No decorative items, plants potted or otherwise, shall be placed in or on the common area or common area landscape. These items must be kept within the confines of the courtyard or backyard.
- Nothing may be attached to the exterior of the building, stucco or wood, except as wholly conforms to the architectural guidelines and has been approved by the ARC. Hanging plants/items from upper balcony trellises requires architectural approval. B Unit Owners require approval prior to placing items in the entryway. We suggest contacting the management company prior to interior or exterior improvements.
- No potted plants, planters or decorative items are allowed on the upper balcony walls and/or ledges.
- No irrigation systems can be attached to the structure.
- Homeowners shall maintain their courtyard and backyard landscaping with pride of ownership (i.e. mowing of the lawn, edging of the lawn, tree trimming as needed, and replacement and/or removal of dead plant material). Additionally, any trees or shrubs that substantially obstruct a neighbor may be required to be pruned or removed.
- Storage of any items in courtyards or backyards is not allowed.
- No repair, maintenance or restoration of any vehicle shall be conducted on the Property (except for emergency repairs to the extent necessary to enable the vehicle to be moved to a proper repair facility).
- The washing of cars and other vehicles with in the common area shall be carried out using only the bucket and sponge method.
- The use of mobile detailing and/or mobile repair services is prohibited in the common area.
- Holiday decorations are permitted from Thanksgiving until January 15th. Holiday lights are permitted as long as they are UL approved outdoor lights. Decorations for other holidays are permitted fourteen (14) days before and fourteen (14) days after the holiday.
- Decorations are not permitted on any portion of the stucco or the roof area.
- Any decorations should be placed with care and should not cause damage to the structure or common area landscaping.
- Homeowners should be considerate of neighbors when decorating for holidays.