

OCTOBER 2009

# ALTEZZA AT NEWPORT COAST

www.altezzahoa.org

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

## AUGUST 25, 2009 BOARD MEETING HIGHLIGHTS THE BOARD:

- Approved the financials and minutes. (Minutes are posted on the community website.)
- Reviewed and made decisions regarding violations.
- Approved the tree trimming proposal which will begin in October.
- Approved the proposal from Mick Mickler of New Horizon Construction regarding the restoration of the front doors at Altezza.
- Approved La Jolla Pacific to perform the annual maintenance inspection and report.
- Amended Architectural Guidelines were reviewed and submitted.

### 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.

## TREE TRIMMING SCHEDULE

Mid – October – weather permitting.

### BOARD OF DIRECTORS:

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

### NEXT BOARD MEETING:

**Tuesday, September 22, 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

## SEPTEMBER 2009 REMINDERS

- **Keystone Pacific Closed Labor Day: Monday, September 7th**
- **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, September 22nd - 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.

## COYOTES

Coyotes are found in all areas of Orange County and were recently sighted at Altezza. While far from domesticated, coyotes show little fear of humans and have become comfortable living in close proximity to humans. Under normal circumstance, a coyote is not a danger to humans. They are, however, territorial and will respond aggressively if they or their family are threatened. It is also worth noting that it is hard for a coyote to pass up a free meal or, as the case may be, a defenseless pet.

### Experts recommend the following steps:

- Keep cats and small dogs indoors. When walking small dogs, always keep them on a leash.
- Coyotes are most active dusk to dawn. Avoid walking pets after dark.
- Bring along pepper spray or a stick in case a coyote gets aggressive. Screaming or yelling and waving arms sometimes won't work on coyotes that have lost their fear of humans.
- Any pet smaller than 45 pounds should never be left outside past 4 p.m.
- Feed pets indoors. Eliminate potential food and water sources such as fallen fruit or vegetables and standing water.
- Store trash in covered, heavy-duty containers.
- Do not feed coyotes. Doing so can make them less afraid of humans and potentially more dangerous.
- Utilize your computer to research additional information regarding coyotes.

## PARKING AT ALTEZZA

Parking is permitted in the garage and in marked/ designated parking areas and is strictly prohibited on the streets and driveways in Altezza. The streets need to be kept clear to allow Emergency Vehicles unrestricted access at all times. Parking in the fire lanes or shared driveways, even for a short visit, will result in a letter and possible fines to residents who allow their guests/vendors to violate this rule. Please help keep Altezza safe and looking good, and park in your garage or in designated parking areas only. No inoperable vehicles shall be stored or allowed to remain anywhere on the common area.