

MARCH 2010

# ALTEZZA AT NEWPORT COAST

[www.altezzahoa.org](http://www.altezzahoa.org)

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

May your pockets be heavy and your heart be light.  
May good luck pursue you each morning and night.  
May good luck be your friend in whatever you do and  
May trouble be always a stranger to you.

~Irish Blessing



## JANUARY 26, 2010 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 refinishing of the 47 remaining front doors by Mick Mickler of New Horizon Construction.
- Approved holding the next annual meeting and election in August 2010 which complies with the Association's By-Laws

## RUN OFF ELECTION RESULTS

On February 4, 2010 the run off election for the Altezza at Newport Coast Homeowners Association was conducted. On behalf of the Board of Directors, Management would like to thank those of you who participated. Due to a vacancy on the board there was one (1) position available with a term that expires in August 2010. Quorum was achieved, as there were 59 owners represented in person or by proxy which exceeds the 51% quorum requirement in the By-Laws. Stefanie Meurer was elected to serve on the Board of Directors.

## VISIT [www.altezzahoa.org](http://www.altezzahoa.org)

Log onto Altezza's community website to:



- Submit maintenance requests, address changes
- Get the latest community news & updates
- Obtain minutes, newsletters, policies, forms
- Access your assessment billing account online
- Pay your association bill online

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

### BOARD OF DIRECTORS:

President: Larry Bishop  
Vice-President: Gary Calacci  
Secretary: Jerry Dotson  
Treasurer: Jess Craig  
Mbr-at-Large: Stefanie Meurer

### NEXT BOARD MEETING:

**Tuesday, March 23, 2010**  
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  
[customercare@keystonepacific.com](mailto:customercare@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 Phone: 949-492-7331

#### NEWPORT COAST MSTR ASSOC:

Managed by Merit: 949-448-6000  
Coastal Cyn Rec Center: 949-464-1149

## MARCH 2010 REMINDERS

- **St. Patrick's Day - March 17th**
- **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, March 23rd- Board Meeting @ 6:30pm**  
Location: Coastal Canyon Facility  
6700 Ridge Park, Newport Coast  
Homeowners are always welcome and encouraged to attend.

## SIGN UP FOR E-NOTIFICATIONS

Enroll to receive e-statement notifications once your assessment statement is ready to be viewed online. If you decide to enroll in this process and have an account in good standing, an email notification will be sent as the statement becomes available online. Once you have signed up for this program, you will no longer receive paper statements and any inserts that typically are sent with the assessment statements.

In addition to the e-statement notification program, you can also sign up to receive email notifications involving our community association. Information pertaining to events, news, and activities in our community could be sent by email to the homeowners who have enrolled in this e-news program.

To sign up, please register from the "Update My Profile" page once you have logged into your billing account at [www.keystonepacific.com](http://www.keystonepacific.com).

## ALTEZZA LIGHTING

Building lights, street lights and all common area landscape lighting is checked twice per month. If you happen to see a specific light out, please contact: **Mindy Baumgardner** at ext. 254 or [mbaumgardner@keystonepacific.com](mailto:mbaumgardner@keystonepacific.com) with the location information and the type of light. Homeowners are responsible to change the light bulbs that are controlled by an interior switch.

## 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.

## PET REMINDERS

Please remember to be considerate to your neighbors and others in the community. Please do not leave your pets off of a leash or loose in the community. Remember your pets are your responsibility, and please remember to keep them under control at all times.

## HOMEOWNERS INSURANCE

Please remember it is the responsibility of each homeowner to insure all personal property and effects in his or her home. The Association carries a "bare walls policy" meaning in the event a claim must be filed the Association's insurance policy will cover only the repair or replacement of common area property.

## 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, this will maintain the overall look of the community. This is the perfect time to check and adjust your sprinkler timers to prevent over watering.

