

MAY 2010

ALTEZZA AT NEWPORT COAST

www.altezzahoa.org

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

ALTEZZA TOWN HALL MEETING

Date: Monday, May 10th
Time: 7:30 PM
Location: Newport Coast Community Center
6401 San Joaquin Road
Newport Coast
Topic: Epoxy Pipe Lining – Slab Leak Solution
Purpose: Answer questions regarding the process and the funding for the project.



EPOXY LINING BENEFITS

- Seals pinhole leaks in copper pipes
- Eliminates possibility of future pinholes leaks
- Improves water quality by creating a barrier between metal pipes and drinking water
- Restores adequate water pressure and volume
- Avoids virtually all damage and destruction to walls, ceiling and floors. There are times when drywall repairs may be necessary.
- Minimizes impact on residents and tenants

Go to www.atozleakdetection.com to see the process in action.

HOMEOWNERS PERSONAL INSURANCE POLICY

All homeowners should make a habit of reviewing their homeowners insurance policy on an annual basis. This is the perfect time to contact your agent and ask about special assessment coverage.

COMMUNITY SPIRIT & INVOLVEMENT

The Annual Meeting and Election will be held on the fourth Thursday in August 2010, which will comply with the Association's By-Laws. At this time there are three director positions up for re-election. If you are a homeowner interested in serving your community, please fill out the enclosed candidacy application and submit it on or before June 1, 2010.

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, June 22, 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

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
customercare@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 Phone: 949-492-7331

NEWPORT COAST MSTR ASSOC:

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

MAY 2010 REMINDERS

- **Keystone Pacific Closed in Observance of Memorial Day - Monday, May 31st**

For after-hours association maintenance issues, please call 949-833-2600 to be connected with the emergency service line.
Please call 9-1-1 for life-threatening emergencies.

- **Altezza Website: www.altezzahoa.org**

- **Trash Pick-Up Day: Thursdays**

Please remove trash cans from the common areas after this day.

- **Tuesday, June 22nd- 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.

SPEEDING

In the hustle and bustle of our everyday lives we all have a tendency to sometimes find ourselves running late at some point in the day, whether it be that we overslept that morning or we got caught up at the office at the end of the day, we have all been there. As human nature would have it, we all tend to grow a lead foot. We need to remember that the speed limit in the Community is **15 M.P.H.** and you need to watch your downhill speed most of all. While many of us do not intentionally speed in the neighborhood, we do, and when we do, it creates a safety hazard for everyone else. When you add in the steep grade of Altezza, you have a recipe for disaster.

If the speeding in the community doesn't improve, the Board may begin looking at measures to slow drivers down. Some of these measures could include speed humps or even inviting the Newport Beach Police Department into the Association to issue speeding tickets.

If you see a vehicle speeding in the Community and you know where they live, please report it in writing to Keystone Pacific and so that we can address the situation with the homeowner/resident directly.

MARCH 23rd 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 draft audit for mail out to the membership.
- Approved the earthquake and package policy insurance renewal and approved borrowing from reserves to pay off the premium to avoid finance charges; all funds will be paid back within one year.
- Approved proposals from PCW Contracting to repair two exterior water intrusion issues and a roof repair.
- Approved the proposal from California Gate to replace the gate operators.
- Reviewed a proposal from Aquatic Balance to refurbish the entry fountain lighting and plaster.
- Approved holding a Town Hall Meeting to discuss the epoxy pipe lining method of slab leak repair and prevention.