

JUNE 2010

ALTEZZA AT NEWPORT COAST

www.altezzahoa.org

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



It is the month of **June**,
The month of leaves and roses,
When pleasant sights salute the eyes,
And pleasant scents the noses.
~Nathaniel Parker Willis

FIRE ALARM TESTING

DATE: TUESDAY, June 8, 2010

TIME: 8:00 AM to 6:00 PM

WHERE: ALL 25 BUILDINGS OF ALTEZZA

Simplex Grinnell will be working on the system

ALL DAY!

THE BELLS, HORNS OR SIGNALS MAY BE HEARD
THROUGHOUT ALL AREAS AND INTERMITTENTLY
ALL DAY DURING THIS PROCESS.

Please do not call emergency services if you hear the
bells/horns during the hours of 8am to 6pm.

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 and to audit the gate directory. 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
- Obtain minutes, newsletters, policies, forms
- Pay your HOA bill online



BOARD OF DIRECTORS:

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

NEXT BOARD MEETING:

Wednesday, June 9, 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

JUNE 2010 REMINDERS

- **Altezza Website:** www.altezzahoa.org
- **Trash Pick-Up Day: Thursdays**
Please remove trash cans from the common areas after this day.
- **Wednesday, June 9th- Board Meeting @ 6:30pm**
Location: Coastal Canyon Facility
6700 Ridge Park, Newport Coast
Homeowners are always welcome and encouraged to attend.
- **Father's Day:** June 20th



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. Inserts that are typically sent with the assessment statements will be sent electronically.

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.altezzahoa.org

SUMMER VACATION

Now that the summer season is here, many of you will be going on vacation. As a pre-caution, it's a good idea to let your trusted neighbors know where you will be and how to reach you in case of an emergency. Be sure to stop your newspaper and mail service while you are away or make arrangements with a neighbor to take them in for you. You can simply go on-line at www.USPS.com or by calling 1-800-ASK-USPS (1-800-215-8777) to have your mail placed on hold during your time away from home. And, don't forget to have someone to remove any flyers and/or ads from your door or driveway as these are good indicators that no one is home. Another good tip is to use a variable timer for lights so your home does not appear empty or vacant for an extended period of time. For those of you traveling, have a wonderful and safe vacation!

FOUNTAIN REFURBISHMENT

The Board of Directors approved the proposal from Aquatic Balance to refurbish the entry fountain. The work will tentatively begin on June 3rd and will last approximately 2-3 weeks. The fountain will be re-tiled, re-plastered, all new lighting will be installed flush with the bottom of the fountain and the brass fish will be cleaned of all calcium deposits. The Board chose Blue Granite Pebbletec as the type and color of plaster and chose black glazed trim tile.

WHAT IS EPOXY PIPE LINING?

Epoxy pipe lining is a process that cleans and lines corroded metal plumbing systems, while adding an interior epoxy coating that seals and protects pipe interiors from further corrosion and water contact. The specially formulated epoxy lining is engineered to withstand the erosive and corrosive forces of fast flowing, aggressive water. The Town Hall Meeting to discuss Epoxy Pipe Lining was held on May 10th and approximately 25% of Altezza homeowners attended the meeting. Thank you to all who attended. The next board meeting will be held on Wednesday, June 9th. Homeowners are encouraged to attend and address the Board during homeowner forum which begins at 6:30pm.

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 and trimmed away from the structure/glass wall perimeter. This is the perfect time to check and adjust your sprinkler timers to prevent over watering or overspray.