

December 2017

Trailwood

WWW.FACEBOOK.COM/TRAILWOOD

WWW.TRAILWOOD.ORG

WWW.TWITTER.COM/TRAILWOODASSOC

Professionally Managed by Keystone Pacific Property Management, LLC - 16775 Von Karman, Ste. 100, Irvine, CA 92606

The Board of Directors and Management would like to wish each of you a joyous holiday season!

TRAILWOOD HOLIDAY LIGHTING CONTEST

All Trailwood residents are encouraged to brighten the neighborhood and share in the holiday spirit by decorating their homes for the winter holidays. This is your chance to get creative and have fun with your family. Use your imagination and create a sparkling holiday display.



One winner will be selected from each neighborhood.

Best of Silverado	Best of Fairmont	Best of Bainbridge
Best of Mahogany	Best of Oakhurst	Best of Mayfield
	Best of Cristal	

Three overall winners will be selected in the following categories:

- Best Traditional
- Best Animated
- Best of Trailwood

Festive yard signs will be placed in each of the winner's yards for all to see.

THEFT IN THE COMMUNITY

Although we live in a gated community, we are not immune to thefts. In recent the past, it was reported that a home break-in occurred in the Fairmont neighborhood and often times around the holidays packages & mail have gone missing.

We would like to remind everyone of the importance of keeping your home secure be locking doors and keeping garage doors closed. Also, be sure your vehicles are locked. To reduce the potential for mail theft, please collect your mail regularly and consider having valuable packages delivered to your work or to the carrier's store for safe keeping until the package can be picked up.

Please remember to:

- Always lock your vehicles when parked on the street or driveway.
- Never leave valuables in plain sight.
- Keep your garage door closed when not in use.
- Always lock windows and doors, even if you step out for only a few minutes.
- If your home is equipped with an alarm, always activate it even if you're only going out for a short walk. Your alarm should be audible and monitored.
- If you have a planned vacation, place your mail and newspaper on hold until you return and arrange for packages to be delivered before or after your trip.

Please report any thefts or criminal activity to the Irvine Police Department at (949) 724-7200 and in the event of an emergency always dial 911. In addition, provide an update to Nordic Security at (714) 573-9879.

BOARD OF DIRECTORS

President: Maajed Abahusayn
Vice President/Secretary: Bob King
Treasurer: David Northcutt

NEXT BOARD MEETING

January 2018 – Date to be determined
Homeowner Forum @ 6:30 P.M.

Keystone Pacific Property Management, LLC
16775 Von Karman Ave., Suite 100
Irvine, California 92606

The final agenda will be posted on the bulletin boards at the community entrances and available on the Association's website at least 4 days in advance of the meeting.

Please note: If you wish to address the Board at the meeting, please contact Michael Gonzalez at (949) 838-3214 ten days prior to the meeting to have your name and item of discussion placed on the agenda.

CONTACT INFORMATION

COMMUNITY MANAGER:

Michael Gonzalez, CMCA
Main Line: (949) 833-2600
Direct Line: (949) 838-3214
Fax: (949) 833-0919
Email: mgonzalez@keystonepacific.com

COMMON AREA ISSUES:

Rigo Montes De Oca
Phone: 949-838-3201
Email: rmontesdeoca@keystonepacific.com

Keystone Pacific Property Management, LLC

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.

December 2017 REMINDERS

- Keystone Pacific Closed in Observance of the Holiday Season -
 - * Christmas Day - Monday, December 25th
 - * Day after Christmas - Tuesday, December 26th
- 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.

FAMILY VISITING FOR THE HOLIDAYS?

As the holiday season approaches, we would like to remind everyone about a few items:

- You may add guests online via the Nordic Security Website at www.nordicsec.com. You will need to use your Nordic ID and password to complete your request. You may also call in your guests to the Gate Attendant so they can be let into the community.
- In order to make sure your house number is visible from the street, please cut back your landscaping and check the bulbs in your address light to make sure guests can find your home.
- Please remind your guests of the speed limit (**20 M.P.H.**) and the parking rules. Please observe all traffic laws (Stop Signs, Yield Signs, Fire Hydrants and Parking Regulations) while in our community.
- Please remember to park your car and have your guests park in front of your home whenever possible. Also, please refrain from parking in front of fire hydrants, mailboxes and do not block the sidewalk or your neighbor's driveway.

FIRE LANES & FIRE HYDRANT TOWING POLICY

Please be reminded that parking in front of a painted fire lane is a violation of the law, the community rules and also creates a safety hazard for the community. Any vehicle parked in a painted fire lane may be towed immediately without warning.



Additionally, effective **December 1, 2017**, vehicles parked in a manner that blocks access to a fire hydrant (whether the curb is painted red or not) will be **towed immediately**. Please be sure to advise your families, guests and contractors of this policy.

VISIT www.Trailwood.org!

Log onto the community website to:

- Submit maintenance requests and address changes
- Get the latest community news and updates
- Obtain minutes, newsletters, policies, forms
- Register to receive E-Notifications and E-Statements
- Access your account online
- Pay your HOA bill online



Should you have a problem logging onto the community website, please call Customer Care at 949-833-2600.

REMINDERS

TRASH PICK-UP DAY: Monday

Please store your trash cans out of view of the street by Monday evening.

STREET SWEEPING:

1st Thursday Every Month

Please do not park on the streets between the hours of 8 A.M. to 4 P.M.

INFORMATION

TRAILWOOD PARK

RESERVATIONS:

Complete the reservation form and please call 949-430-5808

BILLING QUESTIONS / SIGN UP FOR ACH PROGRAM:

Please contact Customer Care at 949-833-2600 or

customercare@keystonepacific.com

ASSOCIATION WEBSITE:

www.trailwood.org

NORTHWOOD POINTE MASTER ASSOCIATION INFO:

www.nwpointe.org

APPROVED COLOR SCHEME INFORMATION:

Please check the Association's website at www.trailwood.org

CANYONWOOD GATEHOUSE:

714-832-0586; Fax 714-832-1551

CREEKGLEN GATEHOUSE:

714-573-9879; Fax 714-573-8620

NORDIC ONLINE ACCESS:

You may add guests and vendors online via the Nordic Security Website at www.nordicsec.com. You will need to use your Nordic ID and password to complete your request.

KEY FOBS/TRANSPONDERS:

The forms may be found on the community website. Please contact Peri Kennedy at 714-573-9879 to purchase additional Transponders and/or Fobs.

VANDALISM:

Please report it immediately to Nordic Security at 714-832-0586.

IRVINE POLICE DEPARTMENT:

Non Emergency Line: 949-724-7200

ANIMAL CONTROL: 949-724-7092



Trailwood Maintenance Association
Owner Notice Disclosure (Civil Code section 4041)

California law requires Owners in a community association to provide the following information to the association on an annual basis. Please complete and return this form to Keystone Pacific Property Management, LLC at the address shown below or send the completed form to forms@keystonepacific.com no later than January 31st.

Owner Name: _____

Property Address: _____

*ITEMS 1-6 NEED TO BE COMPLETED. IF NOT APPLICABLE, PLEASE INDICATE N/A

1. Address or Addresses to which notices from the association are to be delivered:

Four horizontal lines for address input.

2. Any alternate or secondary address to which notices from the association are to be delivered:

Four horizontal lines for address input.

3. The name and address of your legal representative, if any, including any person with power of attorney or other person who can be contacted in the event of your extended absence from your property:

Four horizontal lines for name and address input.

4. Your property is (please check one): Owner occupied Rented out

If your property is rented out, please provide the following information:

Name of Tenant(s): _____

Phone Number: _____

Email Address: _____

5. Is your property developed but vacant (please check one)?: Yes No

6. Is your property undeveloped land? Yes No

Please return this form to: Trailwood Maintenance Association, c/o Keystone Pacific Property Management, LLC, 16775 Von Karman Ave, Suite 100, Irvine, CA 92606