

June 2018

# Trailwood

[WWW.FACEBOOK.COM/TRAILWOOD](http://WWW.FACEBOOK.COM/TRAILWOOD)

[WWW.TRAILWOOD.ORG](http://WWW.TRAILWOOD.ORG)

[WWW.TWITTER.COM/TRAILWOODASSOC](http://WWW.TWITTER.COM/TRAILWOODASSOC)

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

## BOARD MEETING HIGHLIGHTS – MAY 8, 2018

- The Board appointed new Board Members and reseated the Director positions following the 2018 Election. Please join us in welcoming Gary Abraham and Darren Inouye to the Board of Directors!
- The Board approved the 2017-2018 draft audit as prepared by Newman and Associates.
- The Board approved proposals for repair and replacement of various reserve items including:
  - Replacement of the pool area furniture.
  - Landscape enhancement proposals from Villa Park. See the back side of this newsletter for additional information.
- The Board reviewed preliminary details for the 15th Annual Harvest Festival, which will take place on October 13, 2018. Please mark your calendars!

## POOL USE REMINDERS

Please be courteous to your neighbors when using the pool and remember the following:

- Pool Hours
  - Sunday - Thursday 6:00 a.m. to 10:00 p.m.**
  - Friday & Saturday 6:00 a.m. to 10:30 p.m.**
- Guests may make use of the swimming pool/wading pool only when accompanied by the resident host.
- For safety reasons, the pool gate must remain closed and latched at all times. Please do not prop open the pool gate.
- Report any afterhours pool use to Nordic Security at 714-832-0586.

## REMINDER: NO SOLICITING

Management continues to receive complaints that some vendors providing services to homeowners in the community have been seen soliciting business in the community by going door to door distributing flyers and soliciting business. Please remind all vendors, real estate agents and/or service providers that they are not permitted to solicit inside the community. Should you be contacted by a vendor or agent soliciting in the community, please contact your community Manager, Michael Gonzalez at [mgonzalez@keystonepacific.com](mailto:mgonzalez@keystonepacific.com). A date and time of the solicitation and picture of any flyers are helpful in addressing the matter. Homeowners may be held responsible for the actions of their vendors who violate the community rules.

## BOARD OF DIRECTORS

President: Bob King  
Vice President: Gary Abraham  
Treasurer: Darren Inouye  
Secretary: Maajed Abahusayn

## NEXT BOARD MEETING

**Wednesday, July 25, 2018**

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](mailto:mgonzalez@keystonepacific.com)

### COMMON AREA ISSUES:

Vontrell Burnett  
Phone: 949-838-3201  
Email: [vburnett@keystonepacific.com](mailto:vburnett@keystonepacific.com)

### PARK RESERVATIONS:

Skye Jackson  
Phone: (949) 838-3233  
Email: [sjackson@keystonepacific.com](mailto:sjackson@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.

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### LANDSCAPE MAINTENANCE MAINTENANCE

Please make sure that you are tending to your lawn on a regular basis. The grass should always be kept at a reasonable height; no more than 2-3". And although it's a great start, mowing isn't enough to keep your yard looking its best. After you mow, put the final touches on the job by using an edger around driveways, sidewalks, planter borders, trees or any other place the grass meets another surface. On a regular basis, you should remove all weeds and cut back any overgrown plant material. Lastly, don't forget to review your backyard plant material to ensure it is not encroaching into your neighbor's property.

In order to maintain and enhance the common area landscape, the Board of Directors has approved for Villa Park Landscape to overseed various areas of struggling common area turf. Additionally, over the next couple of months, Villa Park will be installing new wall mounted vines in multiple areas throughout the association common areas.

Please join us in a combined effort to help the community look amazing for summer!

### TRASH BIN REMINDER

Please remember to place your trash bins at the edge of the concrete gutter and avoid placing them in front of the mailboxes, as this can make it difficult for the mail delivery person to deliver the mail. Don't forget to remove the trash bins from curbside no later than Monday evening and to please store them in the garage or backyard, behind the gate, so that they are out of view of the common area.



### VISIT [www.Trailwood.org](http://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.

### 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 949-838-3201

#### BILLING QUESTIONS / SIGN UP FOR ACH PROGRAM:

Please contact Customer Care at 949-833-2600 or

[customercare@keystonepacific.com](mailto:customercare@keystonepacific.com)

#### ASSOCIATION WEBSITE:

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

#### NORTHWOOD POINTE MASTER ASSOCIATION INFO:

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

#### APPROVED COLOR SCHEME INFORMATION:

Please check the Association's website at [www.trailwood.org](http://www.trailwood.org) or visit the Canyonwood Guard House.

#### 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](http://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 Isaac Garcia at 714-573-9879 to purchase additional Transponders and/or Fobs.

#### VANDALISM/ NOISE COMPLAINTS:

Please report it immediately to Nordic Security at 714-832-0586. Please also call Irvine PD at the number listed below.

#### IRVINE POLICE DEPARTMENT:

Non Emergency Line: 949-724-7200

ANIMAL CONTROL: 949-724-7092

STREET LIGHTS OUT: [www.sce.com](http://www.sce.com)