

July 2018

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

SAVE THE DATE: 15th ANNUAL HARVEST FESTIVAL

Mark your calendars for the 15th Annual Harvest Festival, scheduled for Saturday, October 13th from 3 p.m. – 6 p.m. There are many exciting details in the works. Additional information will be forthcoming in future months.

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. 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.

ARCHITECTURAL REMINDER

All proposed exterior modifications, alterations, additions or changes must be submitted to the Northwood Pointe Architectural Review Committee for approval **PRIOR** to any installation or commencement of construction. Failure to submit an application prior to commencing work may lead to violation enforcement, including fines and potential required removal of unapproved improvements. You may view the guidelines and download the application at www.nwpointe.org.

ASSESSMENT PAYMENT UPDATE

Effective immediately, your account number and where to send your assessment payment has changed. To avoid any delays in processing your assessment payments, please update your records. Your new 10 digit account number can be found in your billing statement. The new payment address will be:

**File 1958, 1801 W. Olympic Blvd.
Pasadena, CA 91199-1958.**

If you have any questions or concerns, please call 949-833-2600.

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

COMMON AREA ISSUES:

Vontrell Burnett
Phone: 949-838-3201
Email: vburnett@keystonepacific.com

PARK RESERVATIONS:

Vontrell Burnett
Phone: 949-838-3201
Email: vburnett@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.*

July 2018 REMINDERS

- Keystone Pacific Closed in Observance Independence Day - Wednesday, July 4th
- 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.

POOL RULE 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. Please make sure that all guests are aware of and follow the community regulations.
- For safety reasons, the pool gate must remain closed and latched at all times.
- No pets are allowed in the pool area.

TRAILWOOD PARK RESERVATIONS

If you are planning a party at Trailwood Park and would like to reserve the covered picnic tables and one barbeque grill, please download and print the reservation form from the community website at www.trailwood.org and/or call (949) 838-3201 to obtain the form and to inquire about the reservation schedule.

Please note that the playground equipment, umbrella tables, park benches and pool area may **not** be reserved. Although you may have reserved the picnic area, the rest of the park is available for community use. Residents are responsible for cleaning up after their parties, **including the removal of all decorations, leftover food items and all trash. All trash must be removed from the park and disposed of in your own trash receptacles.** Please respect our park and recognize that each of us deserves to enjoy clean facilities. Trash left on the ground attracts insects, rodents and coyotes, so please be respectful. Finally, we request that you immediately report security or safety concerns to the Gate Attendant at the Canyonwood Gate at **(714) 832-0586**.

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.

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

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 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. 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