

August 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

COMMUNITY REMINDERS

Please take a moment to review the following reminders from the Community Rules and Regulations that have been reported lately in the community. Failure to comply with community rules will result in notices from the Association and may result to fines assessed to your account in accordance with the Association's enforcement policy.

- **Noise Concerns** – In the past few months Management has received a number of noise complaints. Noise complaints can result from a variety of sources from late night house parties to loud equipment running in an owner's yard. Please remember to be courteous to your neighbors and be aware of the noise created by gatherings at your home. Also, be sure to check on the noise generated by A/C units or pool/spa equipment and perform necessary service or component replacement as needed.
- **Street Sweeping** – Street sweeping service occurs every month on the 1st Thursday of the month. Between 8 a.m. and 4 p.m. all cars must be removed from the streets during this time frame. Homeowners in violation of this rule will receive a citation from Nordic Security and a notice from Management.
- **Yard Maintenance** – Please ensure that your yard is being regularly maintained so that plant material is not overgrown or left dying, which creates an eyesore for the community. Please ensure to review your backyard as well and trim any plant material that may be growing into your neighbor's yard or encroaching on the Association common area.
- **Trash Cans** – Trash pick-up occurs on Mondays. All trash cans should be removed from the common area and stored out of view by Monday evening.

Thank you for everything you have and continue to do to keep Trailwood a beautiful community!

SAVE TIME BY REGISTERING ANTICIPATED GUESTS & VENDORS

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. If you need assistance login in, please contact the Creeklen Gate at 714-573-9879.

BOARD OF DIRECTORS

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

NEXT BOARD MEETING

Tuesday, September 18, 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.*

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SAVE THE DATE! 15th ANNUAL TRAILWOOD HARVEST FESTIVAL SATURDAY, OCTOBER 13, 2018 3:00PM - 6:00PM

The 15th Annual Trailwood Harvest Festival will be held at Trailwood Park. Activities will include a balloon artist, face painting, and much more! There will be a potluck again this year, but dishes are no longer assigned by last name. Please bring any family favorite food to the potluck; appetizer, entrée, salad or desert. For our potluck to be successful, please plan for your item to serve 10-15.

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.**

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