

September 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 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.

BOARD MEETING HIGHLIGHTS – JULY 25, 2018

- The Board held hearings and took appropriate action on outstanding violations.
- The Board approved a proposal from Reserve Data Analysis for the completion of the 2019-2020 fiscal year reserve study.
- The Board approved the replacement of the pool area furniture. The furniture is being ordered and will be delivered and installed in the pool area in the coming weeks.
- The Board approved to engage in service with SIMS Tree Health Specialists to assist with excessive tree fruiting issues various areas of the community. This has primarily been an issue in select areas of the community with the Podocarpus and Magnolia trees. If you have an issue around your home, please reach out to Management at mgonzalez@keystonepacific.com and your area will be reviewed and considered for this treatment.

FRONT YARD LANDSCAPE MAINTENANCE

Please ensure that your yard is being regularly maintained so that your lawn and 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.

SIGN UP TODAY AT www.KPPMCONNECTION.com FOR
EMAIL NEWS AND ALERTS!
(See the back of this newsletter for full instructions)

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.*

September 2018 REMINDERS

- Keystone Pacific Closed in Observance of Labor Day - Monday, September 3rd
- 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.

AUTUMN HOME MAINTENANCE CHECKLIST

- Check your property for any necessary repairs. If your home requires painting, please note that you must select a new color scheme and repaint the entire home. Please visit www.trailwood.org for additional requirements and links to the community color schemes as well as the Northwood Pointe website where you can obtain the required architectural application for submission prior to beginning work.
- Clear leaves and debris from your rain gutters and downspouts.
- Check all windows, they may need caulking replaced.
- Check doors to see if weather stripping needs to be replaced.
- Clear your flower beds of weeds, spent flowers and leaves. It is a great time to trim back shrubs and bushes.
- Contact a qualified arborist or tree trimming company to evaluate and trim the trees on your property.

SIGN UP FOR COMMUNITY E-NEWS

Sign up to receive news and updates pertaining to our community association via email.

To sign up, log in to your billing account at www.kppmconnection.com, click the "Change Notification Settings" on the "My Profile" tab, then add the email addresses that you would like to receive email blast notifications. Be sure to check the box under the "Community Updates" column for each email that you want to receive the updates. You will need to do the same steps above in your Northwood Pointe billing account.

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