

May 2019

Trailwood

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

MARCH 16, 2019 BOARD MEETING HIGHLIGHTS

- The Board of Directors approved the January 15, 2019 meeting minutes as well as the January 31, 2019 – February 28, 2019 financial statements.
- The Board reviewed maturing investments and reinvested the funds appropriately.
- Delinquent accounts were reviewed and appropriate action was taken.
- The Board approved the renewal of the associations insurance policy with Prendiville Insurance.
- The Board reviewed reserve maintenance items due for replacement in the 2019-2020 fiscal year.
- The Board approved various “spring cleaning” maintenance items to be completed and prepare the pool and park for the summer season.
- The Board approved other maintenance items including, the replacement of the emergency vehicle “Click2Enter” units at the gates, the replacement of the Canyonwood guard house flooring and the replacement of various damaged irrigation valve boxes in the parkways throughout the community.

SUMMER VACATION

Now that the summer season is here, many residents will be going on vacation. As a precaution, it's a good idea to let your trusted neighbors know where you will be and how to reach you in case of an emergency. Be sure to stop your newspaper and mail service while you are away or make arrangements with a neighbor to take the paper in for you. You can simply go online at www.usps.com or visit the local post office to have your mail placed on hold during your time away from home. Another good tip is to use a variable timer for lights so your home does not appear empty or vacant for an extended period of time. Be sure to check all appliances to make sure they are turned off properly. Securely lock all windows and doors.

SIGN UP TODAY AT www.KPPMCONNECTION.com FOR EMAIL NEWS AND ALERTS!

Once logged into your account, click the “Change Notification Settings” link on the “My Profile” tab to update settings and enter the email addresses that you would like to receive e-notifications.

BOARD OF DIRECTORS

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

NEXT BOARD MEETING

May 14, 2019

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) 377-3309
Email: mgonzalez@keystonepacific.com

COMMON AREA ISSUES:

Mike Gomez
Phone: 949-838-3201
Email: [mgomez@keystonepacific.com](mailto:mgonzalez@keystonepacific.com)

PARK RESERVATIONS:

Mike Gomez
Phone: 949-838-3201
Email: [mgomez@keystonepacific.com](mailto:mgonzalez@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.

May 2019 REMINDERS

- Keystone Pacific Closed in Observance Memorial Day - Monday, May 27th
- 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.

SUMMER MAINTENANCE CHECKLIST

Summer time is a great time to review your property for potential maintenance needs. Please take a moment to review the check list below for your home and address any items that may need attention.



- Front yard planters are well maintained and free of weeds. Mulch is applied to bare areas.
- Front yard lawn is well watered and fertilized to eliminate dead or bare areas
- Back yard trees and shrubs are maintained so that they do not hang over into neighboring yards or HOA common area.
- Home exterior surfaces are free of dirt/debris and all dark spots have been cleaned.
- Stucco, wood and metal elements of the home have been inspected for re-painting needs. All areas with peeling, cracking or severely faded paint should be repainted to match the existing color. *Any changes in colors must be approved by the Northwood Pointe master association. Please visit the Architectural Information page under the Association tab at www.nwpointe.org for more information.*

Thank you for taking the time to contribute to the beauty of Trailwood!

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