

December 2019

Trailwood

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

The Board of Directors and Management would like to wish each of you a joyous holiday season!

TRAILWOOD HOLIDAY LIGHTING CONTEST

All Trailwood residents are encouraged to brighten the neighborhood and share in the holiday spirit by decorating their homes for the winter holidays. This is your chance to get creative and have fun with your family. Use your imagination and create a sparkling holiday display.



One winner will be selected from each neighborhood.

Best of Silverado	Best of Fairmont	Best of Bainbridge
Best of Mahogany	Best of Oakhurst	Best of Mayfield
	Best of Cristal	

Three overall winners will be selected in the following categories:

- Best Traditional
- Best Animated
- Best of Trailwood

The Holiday Lighting Contest will be judged on **Monday, December 16th**. Please ensure your display is lit no later than **6 p.m.** to participate in the contest. Festive yard signs will be placed in each of the winner's yards for all to see.

GUEST MANAGEMENT & INFORMATION AUDIT

In order to stay well informed of when guests are visiting you, we encourage all owners to login to their DwellingLIVE account online and review existing guests. Owners should review each guest to confirm which should be permanent vs. temporary as well as set date restrictions on guests that are permitted to visit only on certain days of the week. In addition, we encourage all residents to setup email or text notification to receive alerts when guests arrive, are register to your account or are denied entry.

Review your guest list

1. Login into <https://community.dwellinglive.com>
2. Review each guest by clicking EDIT on the far right for each guest.

Setup email or text notifications

1. Click on MY ACCOUNT
2. Scroll down to your name under USERS
3. To the far right, click on EDIT
4. Under NOTIFICATIONS click E-MAIL - TEXT - or BOTH to be notified when a guest is registered, denied or has entered.

DwellingLIVE also offers a mobile app for Apple and Android devices on which you can add/edit guests as well as change notification settings.

BOARD OF DIRECTORS

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

NEXT BOARD MEETING

January 2020 (Date TBD)
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

PARK RESERVATIONS:

Mike Gomez
Phone: 949-838-3201
Email: mgomez@keystonepacific.com

KEYSTONE

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.

December 2019 REMINDERS

- Keystone Pacific Closed in Observance of the Holiday Season -
 - * Christmas Eve - Tuesday, December 24th
 - * Christmas Day - Wednesday, December 25th
 - * New Year's Eve - Tuesday, December 31st
- 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.

FAMILY VISITING FOR THE HOLIDAYS?

As the holiday season approaches, we would like to remind everyone about a few items:

- In order to make sure your house number is visible from the street, please cut back your landscaping and check the bulbs in your address light to make sure guests can find your home.
- Please remind your guests of the speed limit (**20 M.P.H.**) and the parking rules. Please observe all traffic laws (Stop Signs, Yield Signs, Fire Hydrants and Parking Regulations) while in our community.
- Please remember to park your car and have your guests park in front of your home whenever possible. Also, please refrain from parking in front of fire hydrants, mailboxes and do not block the sidewalk or your neighbor's driveway.

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.

CHRISTMAS TREE DISPOSAL

Waste Management will collect and recycle Christmas trees for three weeks after Christmas on your regular collection day. Trees taller than 4 feet must be cut in half and all decorations (tinsel, lights, ornaments and tree stands) must be removed. Place the tree curbside. Flocked trees will be collected, but cannot be recycled. Trees can also be recycled at the following location:

Sunset Environmental
16122 Construction Circle West, Irvine
Hours of operation: 7 a.m.- 2 p.m.

For additional information, please contact Waste Management.



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

DWELLINGLIVE ONLINE ACCESS:

You may add guests and vendors online via the DwellingLIVE Website at <https://community.dwellinglive.com/>.

If you need help with access to your account, please contact David Lappin at david.lappin@aus.com or 714-412-5581.

KEY FOBS/TRANSPONDERS:

The forms may be found on the community website. Please contact Thomas Duprey at 714-832-0586 to purchase additional Transponders and/or Fobs.

VANDALISM/NOISE COMPLAINTS:

Please report it immediately to Allied Universal 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



KEYSTONE

Trailwood Maintenance Association Owner Notice Disclosure (Civil Code section 4041)

California law requires Owners in a community association to provide the following information to the association on an annual basis. **If the below contact information has changed**, please complete and return this form to Keystone Pacific Property Management, LLC at the address shown below or email the completed form to forms@keystonepacific.com no later than January 31st.

Owners Name _____

Property Address _____

Owner Phone # _____ **Owner Email** _____

***ITEMS 1-6 NEED TO BE COMPLETED. IF NOT APPLICABLE, PLEASE INDICATE N/A**

1. Address or Addresses to which notices from the association are to be delivered:

2. Any alternate or secondary address to which notices from the association are to be delivered:

3. The name and address of your legal representative, if any, including any person with power of attorney or other person who can be contacted in the event of your extended absence from your property:

4. Your property is (please check one): Owner occupied Rented out

If your property is rented out, please provide the following information:

Name of Tenant(s): _____

Phone Number: _____

Email Address: _____

5. Is your property developed, but vacant (please check one)?: Yes No

6. Is your property undeveloped land? Yes No

Please return this form to:
Trailwood Maintenance Association
c/o Keystone Pacific Property Management, LLC
16775 Von Karman Ave, Suite 100, Irvine, CA 92606