

January 2020

# Trailwood

[www.trailwood.org](http://www.trailwood.org)

## HOLIDAY LIGHTING CONTEST WINNERS

The judging of the 2019 Holiday Lighting Contest took place on December 16th. Thank you to all who participated this year! Festive yard signs have been placed in each of the winner's yards for all to see. Please join us in congratulating the winners of this year's contest!



## NOVEMBER 19, 2019 BOARD MEETING HIGHLIGHTS

We had a great turnout at the November Board meeting. We thank you all for your time attending the meeting and some of the great suggestions provided to improve community security. As a result of the discussions, the Board is taking the following action in regards to community security.

- Continuing to address concerns with the protocol for processing guests.
- Reviewing a revised proposal to install additional cameras covering the community vehicles gates and the guard shacks.
- Consulting with legal counsel to draft new rental and lease guidelines for the community.
- Soliciting bids from independent security consultants to review all aspects of the association's security and provide recommendations to the Board.

In addition to these security changes, the Board also reviewed a preliminary budget for the upcoming fiscal year, approved landscape enhancements for the end of Canyonwood and took appropriate action via hearings for owners in violation of community rules.

## HOMEOWNER ASSESSMENT PAYMENT ADDRESS CHANGE

Effective October 1, 2019, the payment address for assessments has changed. In order to avoid late charges or other collection costs, please ensure all mailed checks and bank bill pay payments are sent to the address below. Ensure "Trailwood Maintenance Association", your address and 10 digit account number are included on the payment check.

PO BOX 513380  
Los Angeles, CA 90051-3380

## BOARD OF DIRECTORS:

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

## NEXT BOARD MEETING:

**Tuesday, January 21, 2020**  
Keystone Office  
16775 Von Karman, Ave., Suite 100  
Irvine, CA 92606

*The final agenda will be posted at the bulletin boards at the community entries and on the HOA website. You may also obtain a copy of the agenda by contacting management at (949) 838.3214.*

**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.

## IMPORTANT NUMBERS:

### ASSOCIATION MANAGER:

**Michael Gonzalez**  
Phone: (949) 838.3214  
**Emergency After Hours: (949) 833.2600**  
[mgonzalez@keystonepacific.com](mailto:mgonzalez@keystonepacific.com)

### COMMON AREA ISSUES:

**Mike Gomez**  
Phone: (949) 838.3201  
[mgomez@keystonepacific.com](mailto:mgonzalez@keystonepacific.com)

### BILLING QUESTIONS/ ADDRESS CHANGES/ WEBSITE LOGIN:

Phone: (949) 833.2600  
[customer@keystonepacific.com](mailto:customer@keystonepacific.com)

### ARCHITECTURAL DESK:

Phone: (949) 838.3239  
[architectural@keystonepacific.com](mailto:architectural@keystonepacific.com)

### PARK RESERVATIONS:

**Mike Gomez**  
Phone: (949) 838.3201  
[mgomez@keystonepacific.com](mailto:mgonzalez@keystonepacific.com)

Managed by Keystone  
16775 Von Karman Ave., Suite 100  
Irvine, CA 92606

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.

# January 2020 REMINDERS

- Keystone is Closed in Observance of New Year's - Wednesday, January 1st
- 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.

## ARE YOU CONNECTED?

Your HOA's, the City of Irvine and Keystone all have great ways to stay connected, access important information and report maintenance issues or violations. To learn more, visit the links below or search your app store on your mobile device to download the app and start exploring!



**HOA Websites** (*Trailwood and Northwood Pointe Associations*) — [www.trailwood.org](http://www.trailwood.org) / [www.nwpointe.org](http://www.nwpointe.org). These community specific websites allow you access to prior meeting meetings, newsletters, community rules, architectural guidelines, and forms to report a common area maintenance issue or another owner in violation of a community rule. You will need your KPPM Connection account login information to access certain pages that are not available to the public.

**DwellingLIVE** (*Trailwood Guest Management*) — <https://community.dwellinglive.com>. This web portal and mobile app allows you to register guests who are visiting or service your property. This will allow the gate staff to process guests without contacting you at the time of arrival. You can also set up email or text message notifications so you are informed when a guest arrives. If you do not have an account and need your registration code, please email [mgonzlaez@keystonepacific.com](mailto:mgonzlaez@keystonepacific.com).

**KPPM Connection** (*Keystone — HOA Management*) — [www.kppmconnection.com](http://www.kppmconnection.com). This web portal allows you to review your HOA assessment accounts, pay your assessment bills, setup recurring payments, update your mailing address and contact information as well as manage your preferences for HOA email notifications.

**Access Irvine** (*City of Irvine*) — This mobile app offers Irvine Residents a convenient way to connect with the City of Irvine. You can view City events and available classes, locate parks and facilities, report maintenance issues, provide a crime tip among many other great features.

### 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

#### TRILWOOD PARK RESERVATIONS:

Complete the reservation form and please email [mgomez@keystonepacific.com](mailto:mgomez@keystonepacific.com).

#### BILLING QUESTIONS / SIGN UP FOR ACH PROGRAM:

Please contact Customer Care at 949-833-2600 or [customercare@keystonepacific.com](mailto:customercare@keystonepacific.com)

#### ASSOCIATION WEBSITE:

[www.trailwood.org](http://www.trailwood.org)

#### NORTHWOOD POINTE MASTER ASSOCIATION INFO:

[www.nwpointe.org](http://www.nwpointe.org)

#### APPROVED COLOR SCHEME AND ARCHITECTURAL INFORMATION:

Please check the Northwood Pointe Master Association's website at [www.nwpointe.org](http://www.nwpointe.org) or contact [asmith@keystonepacific.com](mailto:asmith@keystonepacific.com).

#### 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](mailto: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

#### STREET LIGHTS OUT:

[www.sce.com](http://www.sce.com) and navigate to the "Outage Center" to report a street light out.

## APPLICATION FOR CANDIDACY FOR THE BOARD OF DIRECTORS

Dear Homeowner:

The Annual Election will be held in April 2020. If you are interested in serving on the Board, please complete this application and return it to **KEYSTONE** at the office address displayed below, by 5:00 PM on **January 31, 2020**. For specific candidate qualifications, please contact Management for a copy of your community's Election Rules. **Members are encouraged to confirm their personal contact information by the deadline set forth for submitting nominations to ensure that Members have an opportunity to review their personal information at least thirty (30) days before ballots are mailed.**

NAME: \_\_\_\_\_  
(Note: Be sure to complete and return verification information on page 2 of this application)

***Candidacy statement needs to be kept to one page. Please type in the information requested below.***

WHY WOULD YOU LIKE TO SERVE AS A BOARD MEMBER?

WHAT IS YOUR BACKGROUND?

WHAT IS YOUR VISION FOR THE COMMUNITY AND WHAT WOULD YOU LIKE TO ACCOMPLISH DURING YOUR TERM OF OFFICE?

**PLEASE NOTE: PER CALIFORNIA CIVIL CODE SECTION 5105(a), A COPY OF THIS FORM MAY BE INCLUDED WITH THE OFFICIAL BALLOT. THE CANDIDATE/MEMBER IS SOLELY RESPONSIBLE FOR THE CONTENT OF THIS COMMUNICATION. THE ASSOCIATION DOES NOT EDIT OR REDACT ANY CONTENT**

*Proudly Managed By*  
Keystone Pacific Property Management, LLC

16775 Von Karman #100  
Irvine, CA 92606  
(949) 833-2600

30211 Ave De Las Banderas, #120  
Rancho Santa Margarita, CA 92688  
(949) 833-2600

41593 Winchester Road #113  
Temecula, CA 92590  
(951) 491-6866

3155-D Sedona Court  
Ontario, CA 91764  
(909) 297-2550

# APPLICATION FOR CANDIDACY FOR THE BOARD OF DIRECTORS

## HOMEOWNER VERIFICATION INFORMATION

ADDRESS: \_\_\_\_\_

WORK PHONE NUMBER: \_\_\_\_\_

HOME PHONE NUMBER: \_\_\_\_\_

CELL PHONE NUMBER: \_\_\_\_\_

E-MAIL ADDRESS: \_\_\_\_\_

I, \_\_\_\_\_, hereby certify that the information above is true and correct and that I have not been convicted of a crime which, if elected, would either prevent the Association from purchasing fidelity bond coverage required by California Civil Code section 5806 or terminate the Association's existing fidelity bond coverage.

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

To request an electronic copy of the Candidacy Application, please contact [reconnect@keystonepacific.com](mailto:reconnect@keystonepacific.com).

Completed Candidacy Applications must be submitted to [reconnect@keystonepacific.com](mailto:reconnect@keystonepacific.com) by the deadline.

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