

August 2020

Trailwood

www.trailwood.org

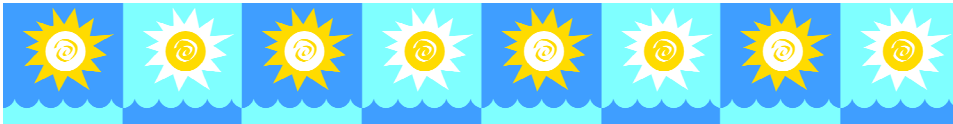
SUMMER MAINTENANCE CHECKLIST

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!



STREET SWEEPING

Enforcement of street sweeping continues to be temporarily suspended. You may continue to receive citations on your vehicles as reminders from the community patrol company, but all citations during this time will not lead to formal HOA violations or count towards the infractions that result in fines. The streets continue to require cleaning and, if you are able to, please remove all vehicles from the streets during the street sweeping time frame as posted on the back of this notice.

BOARD OF DIRECTORS:

President: Darren Inouye
Vice-President: Maajed Abahusayn
Treasurer: Bob King
Secretary: Jayant Limaye
Member at Large: Gary Abraham

NEXT BOARD MEETING:

Tuesday, September 15, 2020
Keystone Office (or Via Zoom)
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

COMMON AREA ISSUES:

Mike Gomez
Phone: (949) 838.3201
mgomez@keystonepacific.com

BILLING QUESTIONS/ ADDRESS CHANGES/ WEBSITE LOGIN:

Phone: (949) 833.2600
customer-care@keystonepacific.com

ARCHITECTURAL DESK:

Phone: (949) 838.3239
architectural@keystonepacific.com

PARK RESERVATIONS:

(RESERVATIONS TEMPORARILY SUSPENDED)
Mike Gomez
Phone: (949) 838.3201
mgomez@keystonepacific.com

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

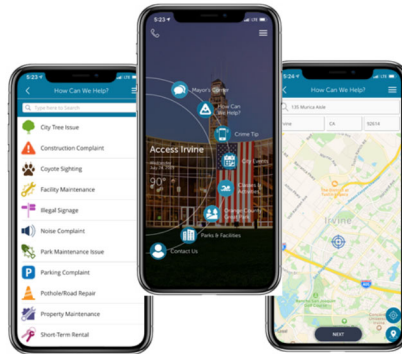
For after-hours association maintenance issues, please call 949-833-2600 to be connected with the emergency service

August 2020 REMINDERS

- 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.

CONNECTING WITH THE COMMUNITY

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 / www.nwpointe.org. These community specific websites allow you access to prior meeting minutes, 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.

KPPM Connection (*Keystone — HOA Management*) — 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 12 P.M.

INFORMATION
TRAILWOOD PARK RESERVATIONS:
Complete the reservation form and please email mgomez@keystonepacific.com.

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 AND ARCHITECTURAL INFORMATION:
Please check the Northwood Pointe Master Association's website at www.nwpointe.org or contact asmith@keystonepacific.com.

CANYONWOOD GATEHOUSE:
714-832-0586

CREEKGLEN GATEHOUSE:
714-573-9879

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

STREET LIGHTS OUT:
www.sce.com and navigate to the "Outage Center" to report a street light out.