

September 2020

Trailwood

www.trailwood.org

JULY 28, 2020 BOARD MEETING HIGHLIGHTS

- Hearings were held for CC&R violations.
- The draft rental policy rules were adopted, following review of additional member feedback. The adopted rules will be mailed to the community with an announcement of the adoption.
- The Board took action on the reinvestment of maturing CDs
- Various landscape proposals were approved, including the removal of certain dead or failing trees.
- The Board reviewed potential details for contracting for services for the 2020 Harvest Festival. Due to COVID-19 restrictions, no formal decisions have been made. At future Board meetings, the Board will continue to discuss whether or not a Harvest Festival will be held this year.

TRAILWOOD POOL UPDATE

In June, the association was able to reopen the Trailwood pool with additional rules and measures in line with CDC and local government agency requirements. Since the opening, we have had very few reports and concerns about pool use. We want to thank the residents for continuing to abide by the facility rules and allowing the pool to continue to remain open this summer!

YARD MAINTENANCE REMINDER

Please make sure that you are tending to your yard on a regular basis. The grass should always be kept at a reasonable height; no more than 2-3". And although it's a great start, mowing isn't enough to keep your yard looking its best. After you mow, put the final touches on the job by using an edger around driveways, sidewalks, planter borders, trees or any other place the grass meets another surface. On a regular basis, you should remove all weeds, cut back any overgrown plant material and replace dead or dying trees/shrubbery. Lastly, don't forget to review your backyard plant material to ensure it is not encroaching into your neighbor's property.

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

NEXT BOARD MEETING:

Tuesday, September 15, 2020
Via Zoom

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
customercare@keystonepacific.com

ARCHITECTURAL DESK:

Phone: (949) 838.3239
architectural@keystonepacific.com

PARK RESERVATIONS:

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 line. Please call 9-1-1 for life-threatening emergencies.

September 2020 REMINDERS

- Keystone is Closed in Observance of Labor Day - Monday, September 7th
- 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.

PAINTING / ARCHITECTURAL IMPROVEMENTS

Remember that if you are planning any improvement to the exterior of your home, including painting, you must submit an architectural application to Northwood Pointe and receive approval **prior to** the commencement of any work. Failure to submit an application prior to commencing work may lead to violation enforcement, including fines and potential required removal of unapproved improvements. An architectural application and additional information can be obtained at www.nwpointe.org.

GATE VISITOR MANAGEMENT REMINDER

This is a reminder that all owners have the ability to manage guests and visitors utilizing the DwellingLIVE system on their computer or mobile device. If you are missing your account registration code, please contact management.

The system allows residents to add guests and visitors as well as send passes to your guests that can be scanned on your guests mobile device when they arrive at the gate. You can also establish notification settings so you are aware when your guests arrive.



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.

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.