

October 2020

Trailwood

www.trailwood.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 Thomas at the Creekglen Gate.

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.

Registering your guests in advance, greatly helps speed up the processing of guests when they arrive at the gate. This not only helps your guests enter faster, but also helps avoid line back ups that can block the resident entry lane. We ask that all residents setup their accounts and manage their guests regularly to help with these potential issues.

UPCOMING COMMON AREA LANDSCAPE PROJECTS

Starting in late September and into October we will see a couple of our regularly scheduled landscape projects occurring. First will begin the fall tree trimming for the community, which includes the trimming of the entries and various landscaping beds and parkways. Secondly, you will start seeing the annual scalping and over seeding of the parkway turf. This includes cutting the grass very low and then spreading new seed. This is an annual project done each fall to restore the parkway turf.

This is also a great time for homeowners to look at their individual lots for maintenance work. As the temperatures begin to drop following recent heat waves, it is a great time to refresh your lawn and take a look at trees that may be in need of trimming. Don't forget to keep a close eye on weeds that pop up and remove them regularly.

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

NEXT BOARD MEETING:

Tuesday, November 17, 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:

Phone: (949) 838.3201

BILLING QUESTIONS/ ADDRESS CHANGES/ WEBSITE LOGIN:

Phone: (949) 833.2600
customercare@keystonepacific.com

ARCHITECTURAL DESK:

Phone: (949) 838.3239
architectural@keystonepacific.com

PARK RESERVATIONS:

Phone: (949) 838.3201

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.

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DECEMBER HOLIDAY LIGHTING CONTEST

The Association holds a holiday lighting contest each December. Now is the time to get a jump on the holiday festivities and start planning your exterior holiday decorations. Additional details will be provided in the November newsletter.

ENTRY GATE REMINDERS—ONE CAR AT A TIME!

When entering the community, please exercise caution and be aware of your surroundings to avoid potential accidents. Please adhere to all posted signage and be aware that the vehicle gate arms are designed to close after each vehicle. Additionally, please be sure not to tailgate behind the vehicle in front of you, as your transponder may not be read and may cause the gate arm to come down on your vehicle. Thank you for continuing to make Trailwood a safe community!



SEPTEMBER 15, 2020 BOARD MEETING HIGHLIGHTS

- Hearings were held for CC&R violations.
- The Board reviewed proposals for various common area maintenance items, including the replacement of park benches as well as replacement of failed entry area lights.
- The Board took action on the reinvestment of maturing CDs
- The Board discussed plans for the 2020 Holiday Lighting Contest, which will be held in December.

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.

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 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 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 Thomas Duprey at the Creekglen Gate.

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.