

May 2021

Trailwood

www.trailwood.org

MARCH 16, 2021 BOARD MEETING HIGHLIGHTS

- The Board reviewed held hearings for violations in Executive Session.
- Maturing investments were reviewed and approved recommendations from Morgan Stanley to reinvest the maturing funds.
- The annual insurance policy renewal for the Association was approved.
- The Board approved the removal of failed or failing eucalyptus trees along Trailwood.



Happy Mother's Day to all of the wonderful Moms at Trailwood Maintenance Association! We wish you a beautiful day, today and always. Mother's Day was first observed in 1908. It was designated by Presidential proclamation, and was recognized officially by Congress and the President in 1914. It is celebrated in honor of Mother's on the second Sunday of May. MOTHER'S DAY IS SUNDAY, MAY 9th.

UPCOMING CANYONWOOD ENTRY GATE MODIFICATIONS

In the coming weeks, a change will take place to the Canyonwood Entry that will move the secondary barrier arm from its current location next to the sliding metal gate and will place it in the resident lane, in line with the current guest lane barrier arm.

Issues with traffic flow have led to gate strikes at this gate and this modification is being testing in order to address those issues. As we plan into the coming change, additional correspondence will be distributed, however, we want you to be aware of the coming change well in advance. Please keep an eye out for additional details in the mail, emails blasts and signage at the entry.

2021 ANNUAL MEETING & ELECTION RESULTS

The Annual Meeting of the Members and subsequent Annual Meeting for Delegates were held in April 2021. Please join me in congratulating Maajed Abahusayn, Darren Inouye and Bob King for being re-elected for a two-year term on the Board of Directors!

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, May 26, 2021
6:15 p.m.
Via Zoom

The final agenda along with the Zoom meeting information 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:

Michael Gonzalez
Phone: (949) 838.3214
mgonzalez@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:

Michael Gonzalez
Phone: (949) 838.3214
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.

May 2021 REMINDERS

- Keystone is Closed in Observance of Memorial Day - Monday, May 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.

WHY ARE HOA ASSESSMENTS IMPORTANT?

Your homeowners association is a non-profit mutual benefit corporation, of which you are a member. The common areas in your community are the assets that this corporation (your HOA) is responsible for managing. Therefore, your assessments directly support the programs and services that preserve the property values of the homes in your community. As a non-profit mutual benefit corporation with a volunteer board of directors, none of the members on your community's board receive compensation for their service—all of the membership assessments are funneled back into amenities and services that protect your home's equity.

WHERE DO HOA ASSESSMENTS GO?

There are two parts to your HOA's annual budget: operations and reserves. Both play a critical role in preserving your home's value. Operations are the monthly expenses that fund the daily operations of the association and includes things like the landscaping contract and materials, pool maintenance, patrol, insurance fees, administrative costs, management company services, utilities and legal fees. Reserve funding is typically a very large part of what comprises your monthly assessments. Reserves represent the long-term savings plan that your HOA uses to proactively cover major repairs and replacements of common area components. Because your board has a fiduciary responsibility to manage your funds and property, setting reserves is an important part of responsible planning and maintenance. Reserve covers replacement of most of your HOA's major maintenance components, including major pool repairs & replacements to heaters, decking, and restrooms, new fencing and gates, painting projects, repaving common area roads and driveways.



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.

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 bchrsp@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.