

December 2021

Trailwood

www.trailwood.org



The Board of
Directors and
Management would
like to wish
each of you a joyous
holiday season!

TRAILWOOD HOLIDAY LIGHTING CONTEST

All Trailwood residents are encouraged to brighten the neighborhood and share in the holiday spirit by decorating their homes for the winter holidays. This is your chance to get creative and have fun with your family. Use your imagination and create a sparkling holiday display.

One winner will be selected from each neighborhood.

Best of Silverado	Best of Fairmont	Best of Bainbridge
Best of Mahogany	Best of Oakhurst	Best of Mayfield
	Best of Cristal	

Three overall winners will be selected in the following categories:

Best Traditional
Best Animated
Best of Trailwood

The Holiday Lighting Contest will be judged on **Monday, December 13th**. Please ensure your display is lit no later than **6 p.m.** to participate in the contest. Festive yard signs will be placed in each of the winner's yards for all to see.

STREET REPAIR PROJECT UPDATE

The asphalt repairs throughout the community were completed on November 12th. City Service Paving will be returning in the spring to finish the street maintenance project, which includes a new sealcoat application on all paved surfaces throughout the Trailwood community. The sealcoat application will be completed in phases and will affect all Trailwood residents. Management will be sending a mailer a month before the project is scheduled to begin, and email blast reminders will be sent in the weeks leading up to the start date.

BOARD OF DIRECTORS:

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

NEXT BOARD MEETING:

Tuesday, January 18, 2022 (Tentative)
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) 561-0181

Please note: If you wish to address the Board at the meeting, please contact Scott Aaronsen at (949) 561-0181 ten days prior to the meeting to have your name and item of discussion placed on the agenda.

IMPORTANT NUMBERS:

ASSOCIATION MANAGER:

Scott Aaronsen
Phone: 949-561-0181
Emergency After Hours: 949-833-2600
saaronsen@keystonepacific.com

COMMON AREA ISSUES:

William Tsai
Phone: 949-477-0938
wtsai@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:

William Tsai
Phone: 949-477-0938
wtsai@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.

December 2021 REMINDERS

- Keystone is Closed in Observance of the Holiday Season -
 - * Christmas Eve - Friday, December 24th
 - * Christmas Day (observed) - Monday, December 27th
 - * New Year's Eve - Friday, December 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.

FAMILY VISITING FOR THE HOLIDAYS?

As the holiday season approaches, we would like to remind everyone about a few items:

- In order to make sure your house number is visible from the street, please cut back your landscaping and check the bulbs in your address light to make sure guests can find your home.
- Please remind your guests of the speed limit (**20 M.P.H.**) and the parking rules. Please observe all traffic laws (Stop Signs, Yield Signs and Parking Regulations) while in our community.

GATE GUEST REGISTRATION REMINDER

Please remember to continue to utilize the DwellingLIVE system on your computer or mobile device to register your guests in advance of their arrival. If you have not set up your account or are missing your account registration code, please contact Management or Jesus Garcia at the Creekglenn 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 email or text notification settings so you are aware when your guests arrive.

VEHICLE ENTRY GATE REMINDERS—ONE CAR AT A TIME!

Management would like to remind all residents that the vehicle entries gates allow one car at a time. This means, the gate arm closes after each vehicles, whether or not you are a resident with transponder or a guest. Please drive safely and patiently when entering and do not follow too close to the vehicle in front of you to avoid gate strikes.

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 bchrisp@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 Creekglenn 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.



**Trailwood Maintenance Association
Owner Notice Disclosure (Civil Code section 4041)**

California law requires Owners in a community association to provide the following information to the association on an annual basis. **If the below contact information has changed**, please complete and return this form to Keystone Pacific Property Management, LLC at the address shown below or email the completed form to forms@keystonepacific.com no later than January 31st.

Owners Name _____

Property Address _____

Owner Phone # _____ **Owner Email** _____

***ITEMS 1-6 NEED TO BE COMPLETED. IF NOT APPLICABLE, PLEASE INDICATE N/A**

1. Address or Addresses to which notices from the association are to be delivered:

2. Any alternate or secondary address to which notices from the association are to be delivered:

3. The name and address of your legal representative, if any, including any person with power of attorney or other person who can be contacted in the event of your extended absence from your property:

4. Your property is (please check one): Owner occupied Rented out

If your property is rented out, please provide the following information:

Name of Tenant(s): _____

Phone Number: _____

Email Address: _____

- | | | |
|--|-----|----|
| 5. Is your property developed, but vacant (please check one)?: | Yes | No |
| 6. Is your property undeveloped land? | Yes | No |

***Please return this form to:
Trailwood Maintenance Association
c/o Keystone Pacific Property Management, LLC
16775 Von Karman Ave, Suite 100, Irvine, CA 92606***