

April 2022

Trailwood

2022 ANNUAL MEETING & ELECTION

The Annual Election of the Membership for the Board of Directors will be held on April 12th. This year there are three (3) seats up for election; each for a two (2) year term. Gary Abraham, Jayant Limaye, and Michael Stockstill have each declared their candidacy. At the same time, you will be asked to cast your votes on the IRS Revenue Ruling 70-604 to apply any excess funds to the reserves.

Your voting materials were mailed to you in early March. Please be sure to cast your votes and promptly return your ballots!



IMPORTANT—STREET SLURRY SEAL PROJECT

The Board of Directors has approved for City Service Paving to complete the slurry seal project for the community streets. This project will ensure that the streets maintain their integrity and longest possible life. The work will be completed in multiple phases during the month of April and will require sections of the streets to be closed for a period of approximately 24 hours.

When work is scheduled in your area, parking and access to your property by vehicle will be restricted during that time. Keep your eye out for additional information coming in the mail with additional details, the final schedule and a phasing map for the work. If you have any questions, please contact your community manager, Scott Aaronsen, at (949) 561-0181 or via email at saaronsen@keystonepacific.com.

2022 MONTHLY ASSESSMENT INCREASE

The monthly assessments for Trailwood will be increasing from \$200.00 to \$207.00 per month beginning April 1, 2022. The change in assessments is a result of the minimum wage being increased, which is affecting the labor provided by vendors, increased expenses and the need to fund reserves for upcoming expenditures. If you currently have your bank send payments automatically, please make sure you update the amount they send each month. If you are signed up for ACH through Keystone, there is no need to make any changes.

HOME AND YARD MAINTENANCE

Spring time is a great time to review your home for necessary maintenance! Please take a moment to take a look at the appearance of your home from the street to identify any maintenance issues. Common issues identified by Management include: paint that is faded, peeling or cracking, stains/dirt spots on the face of the home that need to be washed, failing or dying plant material and lawns in the front yard, weeds growing in planter beds. Please take a look at your home and address any maintenance concerns as quickly as possible.

www.trailwood.org

BOARD OF DIRECTORS:

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

NEXT BOARD MEETING:

Tuesday, May 17, 2022 (Tentative)
6:15 p.m.
Via Zoom & Keystone

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:

Chien Lin
Phone: 949-377-1995
clin@keystonepacific.com

BILLING QUESTIONS/ ADDRESS CHANGES/ WEBSITE LOGIN:

Phone: (949) 833.2600
customer@keystonepacific.com

ARCHITECTURAL DESK:

Phone: (949) 838.3239
architectural@keystonepacific.com

PARK RESERVATIONS:

Chien Lin
Phone: 949-377-1995

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

April 2022 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.



SWIM SEASON IS HERE!

The pool at Trailwood Park will be heated starting March 24th for the start of swim season. Please be courteous to your neighbors when using the pool and remember the following:

- Please continue to follow the posted COVID-19 pool use rules.
- Persons under the age of 14 may not use the pool unless accompanied and supervised by an adult.
- Guests may make use of the swimming pool/wading pool only when accompanied by the resident host.
- Smoking and glass containers are prohibited in the pool or park area.
- For safety reasons, all gates must remain closed and locked at all times.
- Always clean up any mess and dispose of any trash before leaving the pool area.
- Pool hours are as follows. Please be sure to exit the pool area by the closing time, take all personal belongings and clean up any trash before leaving.

Sunday—Thursday 6:00 a.m. to 10:00 p.m.
Friday & Saturday 6:00 a.m. to 10:30 p.m.

PARKING REMINDERS

Please review and adhere to the following parking related violations that have recently been identified in the community:

- Each resident must park at least one vehicle in his or her garage or driveway for each car garage he or she has, so long as a car parked in the driveway does not prevent ingress and egress of other vehicles. In the event a driveway provides access to more than one owner's garage, no parking in the driveway is permitted if the vehicle would block access to any other garage entrance.
- Recreational vehicles, including motor homes, trailers and boats, may be parked on the street for a maximum time period of 72 hours for any 30-day period.

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 949-377-1995 .

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 Creekglen Gate.

KEY FOBS/TRANSPONDERS:

The forms may be found on the community website. Please contact Jesus Garcia 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.