

MAY2022

# Trailwood

## MARCH 29, 2022 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 reviewed options for renovating the pool deck.

## TRAILWOOD POOL AREA IMPROVEMENTS

The Board of Directors has engaged a Landscape Architect to assist with a complete pool area renovation project. The Board is reviewing all options for enhancing the current pool, pool deck, and surrounding areas. The Management Team will be collecting homeowner input via a resident survey in the upcoming months. In the meantime, please contact Scott Aaronsen at [saaronsen@keystonepacific.com](mailto:saaronsen@keystonepacific.com) with any suggestions for improving the pool amenity area.

The current Barbeque island in the pool area is in need of immediate maintenance and will be renovated in the upcoming months.

## 2021 ANNUAL MEETING & ELECTION RESULTS

The Annual Meeting of the Members and subsequent Annual Meeting for Delegates were held in April 2022. Please join me in congratulating Gary Abraham, Jayant Limaye and Michael Stockstill for being elected for a two-year term on the Board of Directors!



**Mother's Day**

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 8th.

[www.trailwood.org](http://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](mailto:saaronsen@keystonepacific.com)

#### COMMON AREA ISSUES:

**Chien Lin**  
Phone: 949-377-1995  
[clin@keystonepacific.com](mailto:clin@keystonepacific.com)

#### BILLING QUESTIONS/ ADDRESS CHANGES/ WEBSITE LOGIN:

Phone: (949) 833.2600  
[customercare@keystonepacific.com](mailto:customercare@keystonepacific.com)

#### ARCHITECTURAL DESK:

Phone: (949) 838.3239  
[architectural@keystonepacific.com](mailto:architectural@keystonepacific.com)

#### PARK RESERVATIONS:

**Chien Lin**  
Phone: 949-377-1995

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

# MAY 2022 REMINDERS

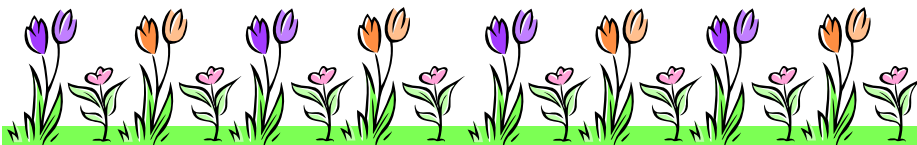
- Keystone is Closed in Observance of Memorial Day - Monday, May 30th
- For after-hours association maintenance issues, please call (949) 833.2600 to be connected with the emergency service line. Please call 9-1-1 for life-threatening emergencies.

## 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](http://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 949-377-1995 .

### BILLING QUESTIONS / SIGN UP FOR ACH PROGRAM:

Please contact Customer Care at 949-833-2600 or

[customercare@keystonepacific.com](mailto:customercare@keystonepacific.com)

### ASSOCIATION WEBSITE:

[www.trailwood.org](http://www.trailwood.org)

### NORTHWOOD POINTE MASTER

#### ASSOCIATION INFO:

[www.nwpointe.org](http://www.nwpointe.org)

### APPROVED COLOR SCHEME AND ARCHITECTURAL INFORMATION:

Please check the Northwood Pointe Master Association's website at [www.nwpointe.org](http://www.nwpointe.org) or contact [bchrisp@keystonepacific.com](mailto: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](http://www.sce.com) and navigate to the "Outage Center" to report a street light out.