

March 2017



# CASTELLINA

www.castellinaho.org

Professionally Managed by Keystone Pacific Property Management, -LLC 16775 Von Karman, Ste. 100, Irvine, CA 92606

May your pockets be heavy and your heart be light.  
May good luck pursue you each morning and night.  
May good luck be your friend in whatever you do and  
May trouble be always a stranger to you. ~Irish Blessing



## TREASURERS REPORT



You may have noticed a Bay Alarm contractor working in the Castellina fire alarm closets. They are installing the cellular communication system that I wrote about in the last newsletter.

The Board will be starting to assemble the Castellina budget for 2017-18. The Board has been reviewing for spending patterns and trying to anticipate upcoming expenses for the next several years. For example, I want to be sure sufficient funds are allocated to landscaping to be sure it is very well maintained and enhanced where needed.

The Board will begin reviewing the proposed 2017-18 budget at its March 9<sup>th</sup> meeting. I will continue to provide you with regular reports on how your dues are being spent and about the financial health of our community. Do feel free to contact me via [email \(bobdaly@mac.com\)](mailto:bobdaly@mac.com) if you have any questions.

## JANUARY 12, 2017 BOARD MEETING HIGHLIGHTS

- The Board approved opening 8 new CD's for the reserve settlement funds. At the recommendation from the Merrill Lynch representative, the settlement funds will be invested over two years in the amount of \$225,000.00, beginning with a 3, 6, 9, 12 and 18 month terms and 3, 2 year terms.
- The Board approved the reinvestment the CD with Santander Bank, in the amount of \$60,000.00 for a one year term
- The Board approved the proposal from VanDerPol to prepare the 2016-2017 Audit and Taxes, at a cost of \$800.00.
- The Board approved the proposal from RGS Landscape to treat the diseased pine tree at the corner of Salvatore and Oberon, at a cost of \$400.00 to \$600.00, depending on the depth of the excavation.

### **BOARD OF DIRECTORS:**

**President:** David Viers  
**Vice-President:** Elizabeth Edwards  
**Treasurer:** Bob Daly  
**Secretary:** Era Swanepoel  
**Member-at-Large:** Lynne Vacketta

### **NEXT BOARD MEETING**

**Thursday, March 9, 2017 @ 6:00PM**  
Avaldale Clubhouse  
1 Daisy Street, Ladera Ranch, CA

*The final agenda will be posted at the bulleting board at the pool. You may also obtain a copy of the agenda by contacting management at 949-838-3207.*

### **IMPORTANT NUMBERS:**

#### **ASSOCIATION MANAGER:**

**Bea Garrahy**  
Phone: 949-838-3207  
**Emergency After Hours: 949-833-2600**  
Fax: 949-833-0919  
bgarrahy@keystonepacific.com

#### **COMMON AREA ISSUES:**

**Lilly Luong**  
Phone: 949-838-3269  
lluong@keystonepacific.com

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

Phone: 949-833-2600  
customer@keystonepacific.com

#### **ARCHITECTURAL DESK:**

Phone: 949-838-3239  
architectural@keystonepacific.com

#### **INSURANCE BROKER:**

Roy Palacios Insurance Agency, Inc.  
949-582-0964

**DAYLIGHT SAVINGS BEGINS SUNDAY, MARCH 12, 2017**



## March 2017 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.

Trash Pick-Up Day - Fridays

Please remove trash cans from the common areas after this day.

Thursday, March 9, 2017 - Board Meeting @ 6:00 P.M.

Location: Avendale Clubhouse

1 Daisy Street, Ladera Ranch, CA



### SIGN UP FOR COMMUNITY E-NEWS

Sign up to receive news and updates pertaining to our community association via email.

To sign up, please register from the "Update My Profile" page once you have logged into your billing account at [www.keystonepacific.com](http://www.keystonepacific.com).

### SIGN UP FOR THE ACH PROGRAM

Save time and money and never miss a payment again! Sign up to have your assessment payments automatically debited from your checking or savings account. Please call Customer Care at 949-833-2600 or send an e-mail to [customer care@keystonepacific.com](mailto:customer care@keystonepacific.com) to request an ACH application.

### PET REMINDER

There continues to be extensive damage to the grass areas in the community due to pet urine. When walking your dogs please make sure that you are picking up after them. Make sure to carry a bottle of water to pour on any areas where they urinate to dilute the acidity, and help prevent brown spots on the turf areas. Avoid walking your dogs on the turf areas whenever possible.

The Association's landscaping company spends a lot of time and money trying to maintain the grass areas to keep it nice and green for everyone's enjoyment, but when homeowners neglect to clean up after their pets the grass becomes brown and eventually dies. Please be considerate and clean up after your pets. Thank you for your co-operation.



### POD STORAGE UNITS AND DUMPSTERS

The Board would like to remind homeowners that prior approval is required to have a storage POD delivered to the property. Please plan ahead and provide a 3-4 day request to Management with delivery date, location and time period needed, for the storage POD. Management will request approval from the Board and will notify you of the Boards approval.

Dumpsters will also require prior approval from the Board and may require a deposit in case of damages to the common area streets, sidewalks or landscape.



### WHO TO CALL WITH YOUR CONCERNS

If you have a concern about the common area landscaping, please contact my Associate, Lilly Luong directly at 949-838-3269. A work order will be issued to the appropriate vendor to take care of the common area concern.

**Emergency Number** – Keystone Pacific maintains 24 hour emergency service. If you are calling between the hours of 9:00 a.m. and 5:00 p.m., you can speak to Bea Garrahy at (949) 838-3207 or Lilly Luong at 949-838-3269.

If you are calling after hours, please dial (949) 833-2600 and follow the prompts for after hour emergency service. The on-call manager will be paged by our answering service and your call will be returned promptly.