

July 2015



CASTELLINA

www.castellinaho.org

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

MAY 20, 2015 BOARD MEETING HIGHLIGHTS

- Maturing CD - A motion was made, seconded and carried to re-invest the CD with the Bank of India which matures on May 20, 2015 in the amount of \$100,000.00 for a one year term at a rate of .55%.
- Record Date for the September 9, 2015 Annual Election Meeting - The record date has been set for July 24, 2015. This date is set to allow any new homeowner the opportunity to vote in the annual election.
- Inspector of Election for the September 9, 2015 Annual Election Meeting - The Board elected to appoint Keystone Pacific Property Management, Inc. to receive the ballots for the September 9, 2015 annual election.
- Quarterly Maintenance Inspections/Pro Tec Building Services - The Board approved the January 2015 maintenance inspection report and will review the components at the July 8, 2015 meeting.
- Five Year Sprinkler Inspection - The Board approved the proposal from VFS to complete the 5 year fire sprinkler inspections.
- Roof Repair/20 Salvatore - A motion was made, seconded and carried to approve the proposal from Orange Coast Building Services (OCBS) to replace 22 broken tiles, at a cost of \$1,552.00.

OUTSIDE IMPROVEMENTS

The following outside Improvements are prohibited:

- (a) clotheslines, balcony, patio or deck covers, wiring, air conditioning equipment, water softeners, other machines and other similar Improvements,
- (b) Improvements protruding through the walls or roofs of buildings, and
- (c) other exterior additions or alterations to any Condominium. Outdoor patio or lounge furniture, plants and barbecue equipment may be kept pursuant to the Rules and Regulations.

BOARD OF DIRECTORS:

President: David Viers
Vice-President: Elizabeth Edwards
Treasurer: Steve Wolf
Secretary: Era Swanepole
Member-at-Large: Lynne Vacketta

NEXT BOARD MEETING:

Wednesday, July 8, 2015
6:00 P.M.—Covenant Hills Clubhouse
1 Covenant Hills
Ladera Ranch, CA 92694

The final agenda will be posted at the mailboxes. 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

INSURANCE BROKER:

Spectrum Risk Insurance Company
Contact: Carol Wolfe
949-756-7530

GUARD HOUSE:

Antonio Gate: 949-429-6081
Sienna Gate: 949-218-2403

SUB/MASTER INFO:

First Service Residential
Maintenance: 949-218-0900 ext 100
(Sue White)

July 2015 REMINDERS

- **Keystone Pacific Closed in Observance Independence Day - Friday, July 3rd**

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.
- **Wednesday, July 8, 2015 - Board Meeting @ 6:00 P.M.**
Location: Covenant Hills Clubhouse
1 Covenant Hills Drive, 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.

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 to request an ACH application.

DEFECT LITIGATION UPDATE

The Association's expert is currently performing additional geotechnical inspections. These inspections took place on June 8-10, 2015. The expert will be updating his repair recommendations following the completion of the inspections. The June 23rd mediation date has been taken off calendar at the request of defense counsel. We are working to reschedule the mediation sometime in July or August. We will continue to keep you updated.

SPEEDING NOTICE



Please exercise extreme caution when driving through the community.

There are many children that live and play throughout the community and it is important for everyone to not speed.



Please also be very careful when driving through the intersections. We need everyone's cooperation in order to keep the community a safe place to live. Thank you.

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.