

November 2015

CASTELLINA

www.castellinaho.org



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

GENERAL RULES AND REGULATIONS

- Owners/occupants are not permitted to remove, replace and/or add, or in any way alter any landscaping in the Common area without prior written approval from the Board.
- Owner shall reimburse Association for any damage caused to the common area by action of Owner or his/her tenant, guests or their pets.
- Motorized vehicles, rollerblades and skateboards are not permitted in the Common area. (Revised 11/95)
- Personal property, including toys, must be removed from Common area when not in use.
- Signs are not permitted in the common area except for "Open House" signs.
- One (1) "For Sale" sign may be displayed in the window of the unit. Open House sign must conform to the following:
- Stake sign (and flags) may be placed in front of the specific unit only and at least six (6) inches from sprinklers.
- Open House sign may be placed in front of the complex.
- Open House signs and flags must be removed daily and not constitute a safety hazard.
- Garage doors are to be kept closed at all times, except to move vehicles, unload supplies, etc., or while residents are actively working in their garage.
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- Fire codes prohibit storage of newspapers, flammable products or the performance of any activity which might create a potential fire hazard.
- Use of fireworks, firecrackers and any type of firearms in the complex is prohibited.
- Trash containers must be removed from the Common area within the same day after trash pick-up. Containers may be placed for pick-up the night before.
- Ball playing is not permitted in the streets, lawns, or against walls or garage doors.
- Use of skateboards and Frisbees anywhere *in* the community is prohibited.

BOARD OF DIRECTORS:

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

NEXT BOARD MEETING:

Thursday, November 5, 2015
6:00pm @ Avendale Hills Clubhouse
1 Daisy Street
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)



November 2015 REMINDERS

Keystone Pacific Closed in Observance of Thanksgiving - Thursday, November 26th & Friday, November 27th

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, November 5, 2015 Meeting @ 6:00 P.M.

Location: Avendale Hilla 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.

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.

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 Board's 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.

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.

DEFECT LITIGATION UPDATE

As you know, our firm represents Castellina Neighborhood Corporation in its pending claim against Centex for construction defect repairs. The investigation by the Association's experts is complete and the parties have agreed to mediation to resolve the claim. Mediation with Centex and its insurance companies is ongoing and will resume in October. We are working to reach a resolution of the case this year which would include the permanent repair of the construction defects, including conditions relating to soils movement, at no cost or expense to the community. Should you have any questions, please contact Fenton Grant at (800) 238-0625 or info@fentongrant.com.

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.