

January 2016

CASTELLINA

www.castellinaho.org



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

CONSTRUCTION DEFECT REPAIRS UPDATE

The Fenton Grant law firm represents the Castellina Neighborhood Corporation in its pending claim against Centex for construction defect repairs. The investigation by the Association's experts is complete and the experts have exchanged their reports. The parties have agreed to mediation to resolve the claim. Mediation with Centex and its insurance companies is ongoing and was scheduled to resume in December. Fenton Grant is 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.

FIRE SPRINKLER REPAIRS

The Board has reviewed the final report prepared by VFS Fire Security regarding the defective fire sprinklers from the 5 year fire sprinkler inspections which were done in August 2015. The Board has agreed that the repairs are the responsibility of the Association and will be working with VFS to schedule the repairs in January. Homeowners will be given certain dates to select to have the repairs completed. The notices will be sent in early January so that the work can be done as quickly as possible to keep the repair costs lower and to obtain the 5 year certification from the fire authority. Your assistance in working with VFS will be greatly appreciated.



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, January 14 2016
6:00 PM @ Avendale Village Club
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
customercare@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)

January 2016 REMINDERS

Keystone Pacific Closed in Observance of New Year's - Friday, January 1st

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, January 13, 2016 - Board Meeting @ 6:00 P.M.

Location: Covenant Hills Clubhouse

1 Daisy Street, Ladera Ranch, CA 92694

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.

MANDATORY WATER RESTRICTION

State of California has issued a mandatory water reduction of 25%. The landscape company has made the required adjustments to the weekly watering schedule within the community. With this reduction of watering, the grass areas may begin to turn brown over the next few months.

The landscapers will make every effort to monitor these areas and cannot increase the level of watering. Please understand the restraints that are being imposed for water use.

The Board also requests that homeowners check their own irrigation systems and adjust watering in the back yards and to check that there is no overwatering. Thank you for your cooperation.



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.