

May 2018

# CASTELLINA

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

## SETTLEMENT REPAIR UPDATE



The Board of Directors wishes to provide homeowners with an update about the construction defect settlement repairs. Summit Consulting and Professional Construction Services (PSC) began the initial stage of repairs in March.

The first stage of work was on Tuscany, with repairs to the sidewalks/driveways, stucco repairs and painting, as well as, wrought iron repairs and painting.

PSC will be posting notices on homes at least 7 days prior to work beginning on each street. Please follow any directions given on the notices as this will help the construction work move smoothly. Currently, the schedule is to continue working on Chianti with wood and stucco repairs.

Painting will be schedule throughout the community once the repairs are completed. Notices will continue to be posted by PSC for each stage of work.

The Board is aware of the frustration from the delays and appreciates your patience and understanding. If you have any questions, please feel free to contact the Professional Services Construction, Project Coordinator, Jennifer at 949-635-6700 or the Project Manager, Mike Kiss at [aiakiss@yahoo.com](mailto:aiakiss@yahoo.com)



Thank you for your patience and understanding during the construction repair project.



### **BOARD OF DIRECTORS:**

**President:** David Viers  
**Vice-President:** Elizabeth Edwards  
**Treasurer:** Bob Daly  
**Secretary:** Lynne Vacketta  
**Member-at-** Denise Newry

### **NEXT BOARD MEETING:**

**May meeting date to be determined**

*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](mailto:bgarrahy@keystonepacific.com)

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

**Chandler Schuyler**  
Phone: 949-838-3269  
[cchuyler@keystonepacific.com](mailto:cchuyler@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)

#### **INSURANCE BROKER:**

Roy Palacios Insurance Agency  
949-582-0964



## May 2018 REMINDERS

- Keystone Pacific Closed in Observance Memorial Day - Monday, May 28th
- 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.
- May meeting date to be determined



### 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.

## BACKYARD MAINTENANCE

It has come to Management's attention that the plant materials in homeowners back yards are overgrown and encroaching onto the Association's common areas and fences. When the plant material is overgrown into the common area pathways behind the homes it is difficult for the landscapers to access the landscaping on the slopes in these areas.

The Board and Management request that you have your gardeners trim the overgrown plants and vines away from the back yard fencing and maintain the vegetation on a regular basis.

Also, please check your irrigation to make sure that the timers are adjusted so that the back yard plants are not being over watered and water run off to the slope. Thank you for your assistance.



## 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.



## SATELLITE DISH INSTALLATION

Per the Association's CC&R's, Article II, Use Restrictions, Section 2.7, Antenna Restrictions, etc., Section 2.7.1 Restrictions on Installation state that the satellite dish may be installed only within the Unit or in the Exclusive Use area, provided that no exterior surface of the residential building is pierced, damaged or otherwise modified by the installation. The Association has the authority to approve the architectural application for the location of where the satellite dish is installed. Please be sure to submit the architectural application prior to scheduling the installation of the satellite dish to ensure that it is being installed in an approved location.

