

July 2018

# CASTELLINA

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

## RECONSTRUCTION PROJECT UPDATE

### **Gate Repairs**

All units' side gates have been inspected. Most of them have now been repaired or built. There are a few still in progress.

### **Site Block Walls and Fences**

The site block walls have been inspected (not walls between units). Engineering is complete for new wall sections where the walls are severely cracked. These sections will be replaced in the next few months.

The site fences have had rusted out sections replaced and the entire perimeter fencing is being painted. Note, when you are noticed please remove any vines from the fence and cut back any plants so the painters can complete their work.

### **Concrete Driveway Ribbons (not sidewalks)**

All units have been inspected and some sections that were severely cracked have been replaced. This work is complete.

### **Wood Repairs**

Wood repairs have occurred where necessary throughout the community. The last repairs are underway on Salvatore.

### **Painting**

The entire community is being painted. The painting started on Tuscany and then will move to Chianti and finish with the buildings on Salvatore.

If you have any questions about the project please contact Mike Kiss, Project Manager by email at [aiakiss@yahoo.com](mailto:aiakiss@yahoo.com).

## 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 5-7 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.

### **BOARD OF DIRECTORS:**

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

### **NEXT BOARD MEETING:**

**Thursday, July 12, 2018, 10:00 a.m.**  
**Avendale Clubhouse**  
**1 Daisy Street, Ladera Ranch, CA**  
*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



## July 2018 REMINDERS

- Keystone Pacific Closed in Observance Independence Day - Wednesday, July 4th
- 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, July 12, 2018 - Board Meeting @ 10:00 AM  
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.

## BACKYARD MAINTENANCE

It has come to Management's attention that the plant materials in homeowners back yards are over grown 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 over grown 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.

## 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

## 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.