

September 2018

# CASTELLINA

www.castellinaho.org

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

## UPCOMING ANNUAL ELECTION



The Annual Election Meeting is scheduled to take place on September 13, 2018

There are three (3) positions open for the September 13, 2018 Annual Election. The Election Notice and Ballot were mailed to you in August, so please be sure to read the directions carefully and complete the ballot and envelope as follows:

### **Valid Ballots – Secret Ballot System**

- **Fill out Ballot – vote for your choice of directors and on the IRS ruling.**
- **Place Ballot in the plain white envelope.**
- **Place plain white envelope in the special brown envelope.**
- **Write clearly your name and address on the upper left hand corner and then SIGN IT under your address.**
- **Mail it back to Keystone Pacific – The Special Brown Envelope has been addressed and postage is paid.**

## EARTHQUAKE INSURANCE PROPOSAL

The Board investigated the cost of earthquake insurance for the community. Farmers insurance provided two different coverage options for and these will be included in a special vote to the membership. The cost for this new coverage is not in the budget, therefore, the expense will be passed on to the membership through the monthly assessments.

You will receive the ballot to vote for or against the earthquake insurance. Please take the time to review the additional mailing for the earthquake insurance proposal in early September. Please review the options and mark the ballot to select the option of your choice. Carefully follow the voting procedures that accompany the ballot. Be sure to write your name and address on the upper left hand corner and sign it or your vote will not be valid and will not count.

The ballots will be opened at the October 11, 2018 Board of Directors meeting.

### **BOARD OF DIRECTORS:**

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

### **NEXT BOARD MEETING:**

**Thursday, September 13, 2018, at 2:00 pm.**

#### **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

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

**Chandler Schuyler**

Phone: 949-838-3269

cchuyler@keystonepacific.com

#### **BILLING QUESTIONS/ ADDRESS CHANGES/ WEBSITE LOGIN:**

Phone: 949-833-2600

customer@keystonepacific.com

#### **ARCHITECTURAL DESK:**

Phone: 949-838-3239

architectural@keystonepacific.com

#### **INSURANCE BROKER:**

Roy Palacios Insurance Agency

949-582-0964



## SEPTEMBER 2018 REMINDERS

- Keystone Pacific Closed in Observance of Labor Day - Monday, September 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.
- Thursday, September 13, 2018- Board Meeting @ 2:00 p.m.  
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).

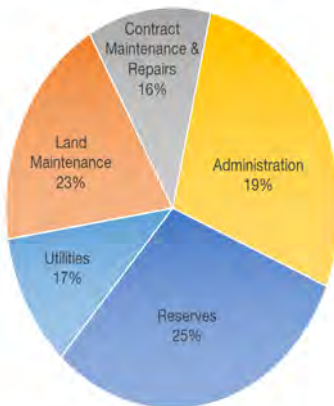
### SIGN UP FOR THE ACH PROGRAM

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.

### TREASURERS REPORT

Every homeowner has received a copy of the 2018-19 Castellina budget. The current year's budget has increased by slightly less than 5%, to \$299,217. The 2018-19 budget includes a transfer of 25% of your monthly dues into the Reserves. This is typical and is needed to restore our reserves to the appropriate funding level. A pie chart on the left shows the 2017-18 expenditures and how your monthly dues were spent. As you can see, last year 25% of your dues are allocated to Reserves and that allocation will continue in 2018-19.

Castellina Neighborhood Corporation  
Operating Expenses for Fiscal Year 2018  
(Year ending on May 31, 2018)



I am sure you are all aware of the all the wood and gate repairs in our neighborhood, as well as the painting of every building in Castellina. The funding for the repairs and the painting is coming from our Reserve funds. The Board is closely monitoring the expenditure of those funds to ensure they are properly spent.

The "construction defect" funds are being used to lift, stabilize, and restore two buildings on Salvatore. Construction defect funds were also used for the wall and driveway repairs throughout Castellina. The status of these repairs can be found elsewhere in this newsletter.

The Board will continue to provide you with reports about the financial health of our community.

### DEFECT SETTLEMENT REPAIR UPDATE

Gates – All the gates have been repaired or replaced

Wood repairs – All the wood repairs are complete

Concrete Driveways – All sections that were severely cracked or trip hazards have been replaced

Site walls – The sections that are severely cracked or significantly out of plumb and are being replaced and this should be complete by the end of August

Painting – The painting is complete on Tuscany and Chianti. Salvatore is 50% complete and should be finished by the end of September .

Geotech Project – 6,8,10 and 14 Salvatore foundation repairs are underway and should be complete by October.