

JULY 2019

CASTELLINA

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



HAPPY FOURTH OF JULY!

The festivities continue through the summer as the sun shines on and the people come together. Have a safe holiday while celebrating!

CHILDREN AT PLAY

The Board would like to remind homeowners that children should not be playing in the street without adult supervision.

Recently there was a fatality where a child playing in the street ran out from a parked car and was hit. Children do not realize that they cannot be seen by drivers when playing or crossing the street. Please take extra precautions when children are playing outside of your home.



BACKYARD MAINTENANCE

After all the heavy winter rains, it is a good time to take a look at your backyard landscape and check for overgrown trees that may be encroaching onto your roofs or fences in the backyard that the Association maintains. 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 backyard 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 backyard plants are not being over watered and water run off to the slope.

Thank you for your assistance.



BOARD OF DIRECTORS:

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

NEXT BOARD MEETING:

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

COMMON AREA ISSUES:

Chandler Schuyler
Phone: 949-838-3269
cchuyler@keystonepacific.com

BILLING QUESTIONS/ ADDRESS

CHANGES/WEBSITE LOGIN:

Phone: 949-833-2600
customercare@keystonepacific.com

ARCHITECTURAL DESK:

Phone: 949-838-3239
architectural@keystonepacific.com

INSURANCE BROKER:

LeBarre/Oksnee
800-698-0711



JULY 2019 REMINDERS

- Keystone Pacific Property Management, LLC will be closed Thursday, July 4, 2019, in observance of the July 4th holiday.
- 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.
- Next Board Meeting: To be determined.

Happy July 4th

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 customercare@keystonepacific.com to request an ACH application.

GARAGE DOORS

KNOW THE RULES!



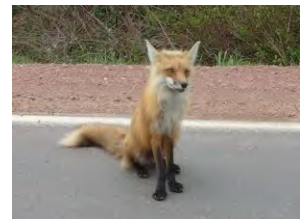
According to Castellina's CC&Rs (in paragraph 2.5.1(c), garage doors must be kept closed except as necessary for entry or exit of vehicles or persons. Be mindful about open garage doors and please do not leave your garage door open all day.

STAINS IN DRIVEWAYS

During a recent neighborhood inspection it was observed that many driveways have stains. Since driveways are community property, the maintenance and cleaning of the driveways is an Association responsibility as specified in section 4.2.7 of the CC&Rs. Please ensure your cars do not drip oil or other fluids while parked in the driveway or engage in other activities that will stain the driveway. Heavily stained driveways may result in a notice and a possible fine.

COYOTE SIGHTING

It was recently reported that coyotes have been seen on the slope areas of the community. The coyotes are looking for food and water, so be sure to keep any pet food and water indoors. Also do not leave your pets outside alone. Do not try to approach the coyote or scare it away. If you see a coyote, please contact Animal Control at 714 935-6848 .



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.