

AUGUST 2019

# CASTELLINA

www.castellinaho.org

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

## 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.

## GARAGE DOORS

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.

### **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, August 8, 2019**  
**Avendal 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:**

LeBarre/Oksnee  
800-698-0711



## AUGUST 2019 REMINDERS

- 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:: Thursday, August 8, 2019  
Avaldale Clubhouse, 1 Daisy Street, Ladera Ranch, CA



### CALIBER ONLINE PAYMENT FEATURE

You may make one-time ACH payments through [www.kppmconnection.com](http://www.kppmconnection.com). In addition, Keystone Pacific has introduced recurring online ACH payments. Please visit [www.kppmconnection.com](http://www.kppmconnection.com) to access your online payment account. You may still access your account using your current email address and password. If you have not registered for The KPPM Connection, please have your new account number readily available. We are excited for you to experience the new portal and appreciate your feedback.

### EARTHQUAKE PREPAREDNESS

Recently, California has had two very large quakes in the span of a couple of days and hundreds of aftershocks following. Please utilize this time now to make sure you are prepared if an earthquake happens closer to where you live. Please see the following tips from [www.ready.gov](http://www.ready.gov) to ensure you are prepared before, during, and after a major quake:

Before an earthquake occurs be sure to:

- Secure heavy items such as cabinets, tvs, shelving units and items that hang on walls. Move heavy items on shelves to lower levels.
- Practice STOP, COVER, and HOLD ON—Stop where you are, get down on hands and knees, cover your neck and head with your hands and crawl to somewhere safe (if possible) and hold on to sturdy furniture.
- Have a family communication plan and make sure you have a supply kit stocked with non-perishable food, water, flashlights and more.

During an earthquake:

- DROP, COVER, and HOLD ON—just like you have practiced.
- If you are inside, stay inside until the shaking stops and then proceed outside to an area where no objects such as your home, trees, power lines etc. can fall on top of you.
- If you are in bed, stay in bed and cover your head and neck with a pillow.
- If you are in a vehicle—pull over to a safe place, away from any objects that could fall on top of you. Do not stop under overpasses.

After an earthquake:

- Expect aftershocks—if your home is unstable, do not stay there, move away from any possible falling debris.
- Do not enter damaged buildings.
- If you are trapped cover your mouth and nose from dust and debris and try to get a text out if you have a phone with you. Bang on pipes or walls, save your voice until you hear rescuers approaching.
- If you are in an area where tsunamis are possible—move to higher ground immediately.
- Once you are safe, monitor radio, social media or television for alerts.