

NOVEMBER 2019

CASTELLINA

www.castellinaho.org

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



As we express our gratitude,
we must never forget that the
highest appreciation is not to
utter words, but to live by
them.

ANNUAL FIRE SPRINKLER INSPECTION

A & D Fire Sprinklers, Inc. will be conducting the
**Annual Fire Sprinkler Testing
and Inspection** on
THURSDAY, NOVEMBER 7, 2019
FRIDAY, NOVEMBER 8, 2019



A&D Fire Sprinklers, Inc. have selected several homes for
internal inspections and if you receive a notice, please
contact A&D Fire Sprinklers, Inc. to schedule an
appointment time for the inspection.

With your cooperation, A&D should be able to accomplish
this as quickly as possible. The Inspection should only
take approximately 15 minutes to complete.

**If you have any questions please call or email
(preferably)**

**Annabelle Santos asantos@adfiresprinklers.com or
Call (714)634-3923 ext. 218**

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.



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, November 14, 2019
Avondale 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:

Olivia Geerson

Phone: 949-503-0349

ogreerson@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



NOVEMBER 2019 REMINDERS

Keystone Pacific Property Management, LLC offices will be closed on Thursday, November 28th and Friday, November 29th in observance of Thanksgiving.

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, November 14, 2019 at 4:30 P.M.
Avendale Clubhouse
1 Daisy Street, Ladera Ranch, CA

CALIBER ONLINE PAYMENT FEATURE

You may make one-time ACH payments through www.kppmconnection.com. In addition, Keystone Pacific has introduced recurring online ACH payments. Please visit 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.

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 Board's 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.

CAR WASHING

Per the Association's CC&R's, Article II, Pollution Control, Section 2.19, The Neighborhood is subject to the provisions of the federal Clean Water Act by application of its municipal component known as the National Pollutant Discharge Elimination System (NPDES). NPDES is implemented by the State of California (through its statewide general NPDES permits), and the County (through its Water Quality Management Plan (WQMP) and Storm Water Pollution Preventive Plan (SWPPP), each of which impose procedures known as best management practices (BMPs) for the handling and discharge of runoff from the Neighborhood into storm drains and waterways. BMPs govern activities on the Neighborhood before, during and after construction. The Neighborhood Corporation and the owners shall comply with NPDES requirements, post-construction structural (BMPs) and any other water quality management practices required by the SWPPP and WQMP that apply to the Neighborhood. Copies of the SWPPP and WQMP are on file with the County and the Neighborhood Corporation.

Therefore, please be aware that car washing is not allowed in the driveway, or fire lanes within community. Please arrange to have your vehicles cleaned off site or in an approved location. The Board will begin sending notices to homeowners that may be in violation of the CC&R's Pollution Control.

Thank you for your assistance.