

THE POINTE AT NEWPORT RIDGE

www.atthepointe.org

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

NEW COMMUNITY MANAGER & ASSOCIATE

Jennifer Parker is the Community Manager for Pointe at Newport Ridge, has worked with Keystone since 2014 and has been working with Pointe at Newport Ridge since September 2019.

Our new Associate for the community is Angelique Smith, you may report any common area issues and concerns to her using the contact information found on the panel to the right under Important Numbers.

NEW KPPM SATELLITE OFFICE

Keystone has opened a new office in South County located at 30211 Avenida Banderas Ste 120 Rancho Santa Margarita, CA 92688.

COMMUNITY BURGLARIES – WHO DID YOU SEE?

Please be alert! If you see any suspicious activity throughout the community, please contact the Newport Beach Police Department: 949-644-3681

A number of burglaries have been reported in the community and here are some ways to avoid being a target.

- ◇ Odd vehicles or people in the neighborhood
- ◇ Random request for handy work
- ◇ Subtle changes – a home can be marked to see if you notice something missing or out of place.

Thieves Look For:

- ◇ Identity related information
- ◇ Liquor
- ◇ Home goods & decorations
- ◇ Cash
- ◇ Prescription drugs
- ◇ Jewelry
- ◇ Tech devices & electronics
- ◇ Firearms
- ◇ Tools

What can you do?

- ◇ Start a neighborhood watch system
- ◇ Invest in surveillance equipment and motion lighting
- ◇ Make your home look lived in and don't open the door to just anyone
- ◇ Get a smart lock, Ring doorbell, or canine to alert you
- ◇ Avoid social media posts about travel and always lock your doors and windows.



BOARD OF DIRECTORS:

President/Treasurer: Arlene Greer
Vice-President: Steve Melmet
Secretary: Alana Nisser
Member-at-Large: James Ganion

NEXT BOARD MEETING:

March 12, 2020 at 12:00 pm
Held at the Corporate Office of Keystone Pacific Property Mgmt., LLC
The final agenda will be posted at the exit side of the pedestrian gates. You may also obtain a copy of the agenda by contacting Management at 949-838-3270.

ASSOCIATION MANAGER:

Jennifer Parker, CMCA
Phone: 949-298-7599
Emergency After Hours:
949-833-2600
Fax: 949-833-0919
jparker@keystonepacific.com

COMMON AREA ISSUES:

Angelique Smith
Phone: 949-377-1518
E-mail: 949-377-3309
asmith@keystonepacific.com

BILLING QUESTIONS/ ADDRESS CHANGES/ WEBSITE LOGIN:

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

ARCHITECTURAL DESK:

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

THE POINTE AT NEWPORT

RIDGE WEBSITE: <http://atthepointe.org>. You can find the CC&R's, the Architectural forms and more Association documents.

Don't forget to move your clocks forward Sunday March 8, 2020

Friendly 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.

Keystone Pacific will be closed for the July 4th holiday.

Street Sweeping Day - 2nd and 4th Wednesday of the month.

Board Meeting date: March 12, 2020 at 12:00pm. It will be held at Keystone Pacific Property Mgmt., LLC - 16775 Von Karman, Ste 100 Irvine, CA 92606. Please call for confirmation.

The KPPM Connection is an online tool that offers enhanced homeowner services. Using the portal, you can:

- Make Online Payments
- View Statements and Billing Inserts
- Print Account History Reports
- Update Enhanced Notification Features

Using your smartphone, please scan the QR code to the right or visit www.kppmconnection.com. Please log in using your account online email address and password. If you have not registered, please have your billing statement available to enter in the required information. If you need assistance, please contact Customer Care at (949) 833-2600 or customer care@keystonepacific.com.

BOARD MEMBER VACANCY

The Board of Directors is looking for a volunteer, to serve as a Board Member. If you are interested in becoming a board member, please contact the community property manager, Jennifer Parker by email at jparker@keystonepacific.com. The Board meets quarterly, to determine how funds are allocated, in order to maintain property values in the community.

PEDESTRIAN ENTRANCE GATES

As a courtesy to all residents, please do not prop open the pedestrian gates in the community. Propping open the gates is an invitation, for non residents to enter the community.

EXTERIOR HOME REMODEL OR RENOVATION

If any exterior changes are going to be made to your home or hardscape and/or landscape, you must submit an architectural application for review and approval, prior to commencing any work. Please either contact Jennifer Parker at jparker@keystonepacific.com or 949-298-7599 to request an architectural application, or go to your Associations website: <http://atthepointe.org>.

The City of Newport Beach Municipal Code 10.28.040 - Construction Activity - Noise Regulations describes the regulations on construction activity and noise allowed in the City. Below is a summary of the Municipal Code:

- Weekdays - construction allowed 7:00 a.m. - 6:30 p.m.
 - Saturdays - construction allowed 8:00 a.m. - 6:00 p.m.
 - Sundays and Federal Holidays no construction activity allowed.
 - Exceptions: Emergency building construction authorized by the Building Director; emergency repair to City facilities; or maintenance, construction, or repair authorized by the City Manager or Department Director.
- Public Works Capital Improvement Projects hours of operation vary according to work locations. Normal operations fall between 7:00 a.m. - 5:00 p.m.

During construction activities, surface runoff must be filtered or retained in basins to prevent material from entering into any catch basin or storm drain. Contractors, and homeowners, shall comply with the Construction Runoff Guidance Manual

- You may check with the City of Newport Building Dept. prior to commencing work. The email address is: www.ci.newport.mn.us/building.php

