

**FEBRUARY 2009**

# TRAILWOOD NEWS

COMMUNITY  
NEWSLETTER

## **IS IT TIME TO WORK ON THE HOUSE?**

Is “Fix Up Your Home” on your list of resolutions for this year? If so, your Association can help! Now is the time to start thinking about your home projects for this year so you can submit your plans for approval and be ready for Spring.

If you are planning on painting your home, the Canyonwood gate has the color books with the **new approved colors** for Trailwood. You can check out the books to select your colors and to give the paint colors to your painting contractor.

Don't forget to also check your planter boxes, walkways, fences, and patio covers for signs of wear or damage. Keeping these items clean and in good repair goes a long way towards making your home look sharp.

Please remember that all exterior improvements to your home require approval from the Northwood Pointe Maintenance Association. For information on the architectural guidelines or to request an application for improvements, contact the Architectural Administrator at 949-833-2600 or at [architectural@keystonepacific.com](mailto:architectural@keystonepacific.com). The guidelines and the application can also be found on the Northwood Pointe website at [www.nwpointe.org](http://www.nwpointe.org).

## **OUT WITH THE OLD!**



As you are cleaning up from the holidays or tidying up the garage, please remember that trash must be stored out of view of the street until the evening before pickup. Please do not leave unsightly piles of trash out on the curb for your neighbors to have to look at for days at a time. In addition, Waste Management will not pick up large items (furniture, etc.) unless you call ahead for a bulk item pickup. For more information please contact Waste

### **Your Board of Directors**

**President:**  
William Ghawi

**Vice President:**  
David Northcutt

**Treasurer:**  
Bob King

**Secretary:**  
Christine Daily

**Member at Large:**  
John Arena

*Next Board of  
Directors Meeting:*

*March 18, 2009*

*Keystone Pacific  
Office, Irvine.  
General Session  
begins at 6:30 pm.*

*If you wish to address  
the Board at the  
meeting, you must  
contact the  
management office  
prior to the meeting to  
have your name and  
item of discussion  
placed on the agenda.*

**Keystone Pacific will be closed on Monday, February 16, 2009, in observance of Presidents Day. If you have an emergency please call 949-833-2600 and follow the directions to be connected with the Emergency Service.**

## **STREET SWEEPING**

Please remember that street sweeping is the 1st Thursday of each month. Please do not park on the streets between 8 a.m. and 4 p.m. on this date. The Association's street sweeping company reports that approximately 100 vehicles are parked on the streets during sweeping, which equates to over half a mile of street not cleaned. Removing cars from the streets enables the sweeper to effectively clean our streets and remove debris and algae build up in the gutters. Please help us keep our streets looking neat and clean by complying with the above parking hours on sweeping day.

## **LASER DECALS**

Laser decals for your vehicles can be obtained by contacting Julie Haye in the management office. The first two decals per address are free; additional decals are \$10.00 each. If the residence is leased, the homeowner on record must provide management with a written notification of the tenant's name and a copy of the rental agreement which identifies the new tenant at this address. Vehicle registration forms can be obtained from the Canyonwood gatehouse or by contacting the management office. Completed forms and payment checks, made out to Trailwood Maintenance Association, should be mailed to the Keystone Pacific office at 16845 Von Karman, Suite 200, Irvine, CA 92620. The decals are mailed via certified mail, so please include a valid address where someone will be available to sign for the decals.

## **VANDALISM**

Trailwood continues to have problems with vandalism of the common areas. If you see any suspicious persons on the property, please contact the Irvine Police Department at (949) 724-7000 immediately and notify the Canyonwood gate attendant. Also, if you notice any items damaged or vandalized, please contact Julie Haye (949) 838-3215 in the management office right away. Immediate notification helps to get items repaired quickly. Residents are the "eyes" of the community, and your assistance in spotting items in need of attention is greatly appreciated.

## **LIGHTED ADDRESS NUMBERS**

Please check the bulb in your address numbers to make sure the bulb is not burned out. It is important that the number be illuminated properly to enable your guests or emergency vehicles to locate your residence.

## **MANAGEMENT/COMMUNITY INFORMATION**

LASER DECALS: Please contact Julie Haye at 949-838-3215; Email [jhaye@keystonepacific.com](mailto:jhaye@keystonepacific.com)

PARK RESERVATIONS OR MAINTENANCE REQUESTS: Please contact Julie Haye.

BILLING QUESTIONS: Please contact Accounting at (949) 833-2600 or [accounting@keystonepacific.com](mailto:accounting@keystonepacific.com)

CANYONWOOD GUARDHOUSE: (714) 832-0586; Fax (714) 832-1551

CREEKGLEN GUARDHOUSE: (714) 573-9879

COMMUNITY MANAGER: Cindy Ritter, CCAM®

Keystone Pacific Property Management, Inc. 16845 Von Karman, Suite 200 Irvine, CA 92606

Direct Line: (949) 838-3245 Fax: (949) 833-0919 E-mail: [critter@keystonepacific.com](mailto:critter@keystonepacific.com)

