

**SEPTEMBER 2009**

# TRAILWOOD NEWS

[www.trailwood.org](http://www.trailwood.org)

COMMUNITY  
NEWSLETTER

## SAVE THE DATE!

### 6th ANNUAL TRAILWOOD HARVEST FESTIVAL

**SATURDAY, OCTOBER 24, 2009  
3:00PM - 6:00PM**

The 6th Annual Trailwood Harvest Festival will be held at Trailwood Park. We had over 600 residents attend last year! There will be many fun activities including a magic show. We are looking for volunteers to help set-up on Saturday morning and clean-up afterwards. Please call Cindy Ritter at Keystone Pacific at 949.838.3245 if you can help.

*See you there!*

## COMMUNITY IMPROVEMENTS

The Board of Directors recently approved several improvement projects for Trailwood. The first project is repainting and re-strapping the pool furniture. The furniture was severely discolored with rust stains, and the new straps enhance the beauty of all the recent pool improvements. The second project is remodeling the inside of both the gate houses. The gate houses were in a significant state of disrepair, and the renovations improve the ergonomics and overall environmental conditions for our gate attendants. Finally, the Board approved the installation of a new closing system to be installed on all of the pedestrian gates and the pool gate. This new closing system should drastically decrease the amount of money spent each year replacing, repairing and adjusting the old closing systems, as well as provide better stability and security by ensuring the gates close properly. All of these projects are currently in the process of being completed.

## 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 60 vehicles are parked on the streets during sweeping, which equates to over half a mile of streets not being 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

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### *Your Board of Directors*

*President:*  
*Christine Daily*

*Vice President:*  
*Bob King*

*Treasurer:*  
*David Northcutt*

*Secretary:*  
*Hilary Lemansky*

*Member at Large:*

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### *Next Board of Directors Meeting:*

*September 16, 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  
Monday,  
September 7, 2009  
in observance of  
Labor Day.*

## Pay Your Monthly Assessments On Line

Keystone Pacific is now accepting association payments on-line. This service is available by using the homeowner account login feature located on the Keystone Pacific website. All payments require a bank routing number in addition to a checking, savings or money market account number. Credit card payments are not accepted through this on-line service. Payments submitted on-line will be processed daily. If you have questions about this service or regarding your account number and password, please contact customer service at (949) 833-2600.

## 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.

## Reminders

- Please **SLOW DOWN**. The speed limit within Trailwood is 20 mph. Also, please remind your guests that they too need to follow the speed limit.
- Trash cans should be put away in the evening on the day the trash is picked-up. We have noticed that several homeowners are leaving their trash cans out for days after the trash has been collected.
- Clean out your gutters, don't just sweep debris into the street. If you have trees in your front yard that shed leaves, please be sure to clean them up regularly. A single leaf in the gutter can cause a problem with proper drainage and could allow algae and slime to grow in front of your home.
- Check your vehicles for fluid leaks. Oil stains in your driveway detract from the beauty of your home and are also dangerous for pedestrians.
- Please do not allow your children to pour sand into the drinking fountain in the park as this clogs the drain.

## Laser Decals

Laser decals for your vehicles can be obtained by contacting the Community Associate with Keystone Pacific Property Management, Inc. at 949-838-3207. The first two decals per address are free, additional decals are \$10.00 each. If the residence is leased, the homeowner of record must provide management with written notification of the tenant's name and a copy of the rental agreement identifying the new tenant. 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 Keystone Pacific Property Management, Inc. 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.

## MANAGEMENT/COMMUNITY INFORMATION

**LASER DECALS:** Please contact Bea Garrahy at 949-838-3207; Email [bgarrahy@keystonepacific.com](mailto:bgarrahy@keystonepacific.com)

**PARK RESERVATIONS OR MAINTENANCE REQUESTS:** Please contact Bea Garrahy.

**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).

**For Emergency Service call 949-833-2600**

Please follow the directions to be connected to the emergency service.