

JUNE 2010



TRAILWOOD NEWS

www.trailwood.org

COMMUNITY
NEWSLETTER

PEDESTRIAN GATE CODE CHANGE

Effective May 1, 2010 the pedestrian gate code was changed to

2563

Please do not disseminate the gate code to nonresidents!

2010 ELECTION RESULTS

The Board of Directors would like to extend their appreciation to all Trailwood residents for the widespread support of the Annual Election. Incumbent Board members Christine Daily and David Northcutt were re-elected.

In addition, the members voted in favor of applying any excess operating funds remaining at the end of the current fiscal year to either reserves or to next year's budget in order to reduce potential income tax liability. The entire Board looks forward to continuing to work on maintaining the quality of living within the Trailwood community.

COMMUNITY UPDATES

- The Board approved replacing the tile in the pool showers to match the recently remodeled pool tile.
- The Board approved installing bulletin boards near the pedestrian gates next to the vehicle exit gates at Canyonwood and Creekglen. This will provide a place for residents to post fliers instead of taping them to the gates.
- The Board approved updating the "Private Community" and "No Soliciting" signs at both the Canyonwood and Creekglen entrances.
- The new BBQs that will be installed in the pool area are in the final stage of approvals with the City of Irvine. The Board hopes to have the BBQs installed and ready to use for the summer season.
- Please register your e-mail address with www.Trailwood.org to enhance communication within our community by June 30, 2010.

Your Board of Directors

President:
David Northcutt

Vice President:
Bob King

Treasurer:
Hilary Lemansky

Secretary/Member at Large:
Christine Daily

*Next Board of
Directors Meeting:
July 21, 2010
Keystone Pacific
Office, Irvine.
General Session
begins at 6:30 pm.*

*If you wish to address
the Board at the
meeting, you must
contact Cindy Ritter
with Keystone Pacific
Property Management,
Inc. at (949) 838-3245
prior to the meeting to
have your name and
item of discussion
placed on the agenda.*

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 Bea Garrahy (949) 838-3207 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.

PETS IN THE COMMUNITY

Please remember to keep your pets on a leash at all times when in the common areas. If possible, bring a bottle of water when you walk your dog. By pouring water in the areas where your dog urinates, you can dilute the acidity of the urine and prevent brown spots in the grass. Also, please do all you can to keep your dog from barking into the late and/or early hours. Lastly, as a courtesy to your neighbors, please remember to pick up after your pets. Don't forget to bring a bag and/or scooper with you every time. If you do forget to take a bag with you, bags can be found at the doggie walk station located at the east end of the park. Picking up after your pet is your responsibility. Please remind your children when they are walking your pets to pick up after them. Please do not allow your pets to drink from the drinking fountains. If you need water for your pets please use the faucet located at the base of the drinking fountain in the park.

PAINTING AND EXTERIOR IMPROVEMENTS

Now that Spring is here, you may be thinking about making some improvements to the exterior of your home, such as painting, installing windows, re-doing your front porch or installing a patio cover. You must complete an architectural application and submit it to the Architectural Review Committee at Northwood Pointe Maintenance Association for approval. The Architectural application may be obtained from the Northwood Pointe Maintenance Association website at www.nwpointe.org or you may contact the Architectural Desk at (949) 838-3239. Please keep in mind the review and approval process can take up to 30 days. Once you have received approval from the Architectural Review Committee you may proceed with the work. If you are planning on painting the exterior of your home you can review the paint color books for the community. These books are available for your review by contacting the Canyonwood gate to check out the book. If you commence work without receiving approval, you may be required to remove any items that are not approved or repaint your house at your expense.

MANAGEMENT/COMMUNITY INFORMATION

LASER DECALS: Please contact Bea Garrahy at 949-838-3207; Email bgarrahy@keystonepacific.com

PARK RESERVATIONS OR MAINTENANCE REQUESTS: Please contact Bea Garrahy.

BILLING QUESTIONS: Please contact Customer Care at (949) 833-2600 or customercare@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

For Emergency Service call 949-833-2600

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

Father's Day is June 20th.