

Trailwood

COMMUNITY NEWSLETTER

JULY 2010

www.Trailwood.org

CURB APPEAL

This is the time of year many homeowners decide to make exterior improvements to their home. Common projects include painting, landscape, window replacement, installing patio covers, etc.

Here are some tips to help our residents:

1. Before proceeding with an exterior project, homeowners are required to complete an Architectural Application and submit it to the Architectural Review Committee at Northwood Pointe Maintenance Association for approval. Obtain an Architectural Application from the Northwood Pointe Maintenance Association website at www.nwpointe.org or contact the Architectural Desk at (949) 838-3239. Keep in mind that the review and approval process may take up to 30 days. Only upon receipt of approval from the Architectural Review Committee may the work commence.
2. If you are renovating your landscaping, please keep in mind that **Trailwood requires all homes to have at least two trees planted in the front yard.** Please do not make modifications to any common areas as these areas belong to and are maintained by your association. Please note that grass and trees located between the street and the sidewalks are common area. This area belongs to the Association and is maintained by the Association. The trees and landscape in these locations are not to be removed or modified in any way other than by the Association.
3. If you have plans to paint the exterior of your home, please contact the Canyonwood Gate Attendant to obtain Trailwood's book of pre-approved paint colors. This resource is available for your review. You will be required to check out the materials and return them to the Gate Attendant. Last year, the color options were updated from the original color choices used by the builders. The current color of your home may not be among those pre-approved colors. In the event you wish to retain the same color scheme and it is no longer a pre-approved color, you have a one year period remaining to complete your application and renovation.
4. Homeowners who commence work without receiving approval from our Architectural Desk may be required to remove any items that are not approved or repaint the house at the homeowners expense.

WE NEED YOUR E-MAIL ADDRESSES!

Trailwood would like to keep you informed about what's happening in Trailwood such as with social events, security and community matters, please log onto the Trailwood Maintenance Association's website at www.trailwood.org and sign up for e-news. By signing up you will receive email notifications of upcoming events, newsletters, activities and important announcements about our community. You can also enroll to receive e-statement notifications once your assessment statement is ready to be viewed online. If you decide to enroll in this process and have an account in good standing, an email notification will be sent as the statement becomes available online. Once you have signed up for this program, you will no longer receive paper statements or any inserts that typically are sent with the assessment statements.

To sign up for e-news and e-statements please register from the "Update My Profile" page once you have logged into your billing account from the Trailwood website. Please sign up today!

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.*

*Keystone Pacific will
be closed on Monday,
July 5th in observance
of 4th of July.*

SUMMERTIME FUN AT TRAILWOOD PARK

Summertime is here and the Trailwood pool is heated to 82 degrees for our enjoyment! Please be courteous to your neighbors when using the pool:

- Keep games, or other activities at a reasonable noise level.
- Dispose of trash in the proper containers. Pizza boxes should be placed inside the trash cans not on top.
- All children must be accompanied by an adult over 18 years old.
- Residents are responsible for the conduct of their guests while in the pool area or park area.
- There is **NO SMOKING** permitted in the pool or park area.

Trailwood's pool policies and rules are posted in the bulletin boards at the pool. Please refresh your family's knowledge of Trailwood's policies so that we may enjoy our common areas together as one community.

The Board is excited about the new poolside barbeques. Please keep in mind that the poolside BBQs may not be reserved. We ask that you be mindful of your neighbors and share use of our facilities. When using the barbeques, please promptly clean up after yourself and leave the BBQ area so that the next resident may also enjoy use of clean facilities.

If you are planning a party at Trailwood Park and would like to reserve the covered picnic tables and barbeque area, please contact Bea in the Management Office at (949) 838-3207. Please note that the playground, umbrella tables and park benches may not be reserved and although you might have reserved the picnic area, the rest of the park is available for community use. Reservations have first priority. Residents are responsible for cleaning up after their parties, **including the removal of all decorations, leftover food items and trash**. Janitorial services are provided four days per week during the summer months. Respect our park and recognize that each of us deserves to enjoy clean facilities. Trash left on the ground attracts insects, rodents and coyotes, so please be respectful. Finally, we request that you please immediately report security and safety concerns and problems to Nordic Security at the Canyonwood gate **(714) 832-0586**.

PETS IN THE COMMUNITY

- Follow leash laws and keep your pets on leash when leaving your yard.
- Help us protect our grass by bringing a bottle of water when you walk your dog. By pouring water in the area where your dog urinates, you can dilute the acidity of the urine and prevent brown spots in the grass.
- Please do not allow your dogs to bark and disturb your neighbors.
- Picking up after your pet is your family's responsibility. Please remind your children to pick up after the pets. Be sure to bring a bag and/or scooper with you every time. Bags can be found at the doggie walk station located at the east end of the park.
- Water is available for pets at the faucet located at the base of the drinking fountain in the park.

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 customer care@keystonepacific.com

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

CREEKGLEN GATEHOUSE: (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.