

April 2017

# Trailwood

[WWW.FACEBOOK.COM/TRAILWOOD](http://WWW.FACEBOOK.COM/TRAILWOOD)

[WWW.TRAILWOOD.ORG](http://WWW.TRAILWOOD.ORG)

[WWW.TWITTER.COM/TRAILWOODASSOC](http://WWW.TWITTER.COM/TRAILWOODASSOC)

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

## 2017 ANNUAL MEETING & ELECTION

The Annual Meeting and Election for the Board of Directors will be held in April 2017. At the same time, you will be asked to cast your vote on the IRS Revenue Ruling 70-604 to apply any excess funds to the reserves. Your voting materials were mailed to you at the end of February. Please complete and return your ballot at your earliest convenience. Thank you!



## TRAILWOOD PARK RESERVATIONS

If you are planning a party at Trailwood Park and would like to reserve the covered picnic tables and one barbeque grill, please download and print the reservation form from the community website at [www.trailwood.org](http://www.trailwood.org) and/or call (949) 838-3214 to obtain the form and to inquire about the reservation schedule.

Please note that the playground equipment, umbrella tables, park benches and pool area may **not** be reserved. Although you may have reserved the picnic area, the rest of the park is available for community use. Residents are responsible for cleaning up after their parties, **including the removal of all decorations, leftover food items and all trash. All trash must be removed from the park and disposed of in your own trash receptacles.** Please 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 immediately report security or safety concerns to the Gate Attendant at the Canyonwood Gate at (714) 832-0586.

### When using the barbeques, please remember the following:

- Promptly clean up after yourself and leave the BBQ area so that the next resident may also enjoy the use of clean facilities.
- Please wipe the counter to remove any oil or spills.
- Clean the grill with the grill brush.
- Please do not close the burner cover until the burner has cooled off.
- Do not place hot items on the granite as this can mar the surface.

## SWIM SEASON IS HERE!

The pool heat has now been turned on for the start of swim season. Please be courteous to your neighbors when using the pool and remember the following:

- Persons under the age of 14 may not use the pool unless accompanied and supervised by an adult.
- Guests may make use of the swimming pool/wading pool only when accompanied by the resident host.
- There is **NO SMOKING** permitted in the pool or park area.
- For safety reasons, all gates must remain closed and locked at all times.

## BOARD OF DIRECTORS

President: David Northcutt  
Vice President: Maajed Abahusayn  
Treasurer: T. Eric Wang  
Secretary: Bob King

## NEXT BOARD MEETING

**Tuesday, May 16, 2017**

Homeowner Forum @ 6:00 P.M.

Keystone Pacific Property  
Management, LLC

16775 Von Karman Ave., Suite 100  
Irvine, California 92606

The final agenda will be posted on the bulletin boards at the community entrances and available on the Association's website at least 4 days in advance of the meeting.

**Please note:** If you wish to address the Board at the meeting, please contact Michael Gonzalez at (949) 838-3214 ten days prior to the meeting to have your name and item of discussion placed on the agenda.

## CONTACT INFORMATION

### COMMUNITY MANAGER:

Michael Gonzalez, CMCA®

Main Line: (949) 833-2600

Direct Line: (949) 838-3214

Fax: (949) 833-0919

Email: [mgonzalez@keystonepacific.com](mailto:mgonzalez@keystonepacific.com)

### COMMON AREA ISSUES:

Katin Horan

Phone: 949-838-3201

Email: [khoran@keystonepacific.com](mailto:khoran@keystonepacific.com)

### Keystone Pacific Property Management, LLC

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.

## April 2017 REMINDERS

- Keystone Pacific Closed in Observance of Good Friday - Friday, April 14th
- 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.

### PAINTING / ARCHITECTURAL IMPROVEMENT REMINDER

Remember that if you are planning any improvement to the exterior of your home, including painting, you must submit an architectural application to Northwood Pointe and receive approval **prior to** the commencement of any work. Failure to submit an application prior to commencing work may lead to violation enforcement, including fines and potential required removal of unapproved improvements. An architectural application can be obtained at [www.nwpointe.org](http://www.nwpointe.org).

For home painting, the Trailwood color schemes can be checked out from the Canyonwood Guard House for a 48 hour period and are also online at the Dunn Edwards website at [https://www.dunnedwards.com/colors/archive/color-ark\\_pro/trailwood-maintenance-association/trailwood-maintenance-association](https://www.dunnedwards.com/colors/archive/color-ark_pro/trailwood-maintenance-association/trailwood-maintenance-association)

### RESPONSIBLE PET OWNER TIPS

Management continue to receive reports about owners failing to clean up after their pets and to keep pets on leashes in the common areas. Please ensure that all pets are kept on a leash at all times. This is a community rule and City ordinance. Also, whether your pet has to go in the Association common areas or in the neighbors yard, please be sure to clean up after your pet immediately and dilute urine with water to help keep turf areas looking nice.

#### VISIT [www.Trailwood.org](http://www.Trailwood.org)!

Log onto the community website to:

- Obtain information on submit ting for approval for exterior changes
- Submit maintenance requests and address changes
- Get the latest community news and updates
- Obtain minutes, newsletters, policies, forms
- Register to receive E-Notifications and E-Statements
- Access your account online
- Pay your HOA bill online

Should you have a problem logging onto the community website, please call Customer Care at 949-833-2600.

#### SIGN UP FOR THE ACH PROGRAM

Save time and money and never miss a payment again! Sign up to have your assessment payments automatically debited from your checking or savings account. Please call Customer Care at 949-833-2600 or send an e-mail to [customercare@keystonepacific.com](mailto:customercare@keystonepacific.com) to request an ACH application.

#### REMINDERS

##### TRASH PICK-UP DAY: Monday

Please store your trash cans out of view of the street by Monday evening.

##### STREET SWEEPING:

##### 1st Thursday Every Month

Please do not park on the streets between the hours of 8 A.M. to 4 P.M. Citations will be issued to vehicles on the street and violation notices with be issued by the Association.

#### INFORMATION

##### TRAILWOOD PARK

##### RESERVATIONS:

Complete the reservation form and please call 949-838-3201.

##### BILLING QUESTIONS / SIGN UP FOR ACH PROGRAM:

Please contact Customer Care at 949-833-2600 or

[customercare@keystonepacific.com](mailto:customercare@keystonepacific.com)

##### ASSOCIATION WEBSITE:

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

##### NORTHWOOD POINTE MASTER ASSOCIATION INFO:

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

##### APPROVED COLOR SCHEME INFORMATION:

Please check the Association's website at

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

##### CANYONWOOD GATEHOUSE:

714-832-0586; Fax 714-832-1551

##### CREEKGLEN GATEHOUSE:

714-573-9879; Fax 714-573-8620

##### NORDIC ONLINE ACCESS:

You may add guests and vendors online via the Nordic Security Website at [www.nordicsec.com](http://www.nordicsec.com). You will need to use your Nordic ID and password to complete your request.

##### KEY FOBS/TRANSPONDERS:

The forms may be found on the community website. Please contact Peri Kennedy at 714-573-9879 to purchase additional Transponders and/or Fobs.

##### VANDALISM:

Please report it immediately to Nordic Security at **714-832-0586**.

##### IRVINE POLICE DEPARTMENT:

Non Emergency Line: **949-724-7200**

##### ANIMAL CONTROL: 949-724-7092