

June 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*

## LANDSCAPE MAINTENANCE

Please make sure that you are tending to your lawn on a regular basis. The grass should always be kept at a reasonable height; no more than 2-3". And although it's a great start, mowing isn't enough to keep your yard looking its best. After you mow, put the final touches on the job by using an edger around driveways, sidewalks, planter borders, trees or any other place the grass meets another surface. On a regular basis, you should remove all weeds and cut back any overgrown plant material. Lastly, don't forget to review your backyard plant material to ensure it is not encroaching into your neighbor's property.

Please use these pointers to help the community look amazing for summer!

## POOL REMINDERS

Please be courteous to your neighbors when using the pool and remember the following:

- Pool Hours  
    **Sunday - Thursday      6:00 a.m. to 10:00 p.m.**  
    **Friday & Saturday      6:00 a.m. to 10:30 p.m.**
- Guests may make use of the swimming pool/wading pool only when accompanied by the resident host.
- For safety reasons, the pool gate must remain closed and latched at all times. Please do not prop open the pool gate.
- Report any afterhours pool use to Nordic Security at 714-832-0586.

## POOL AREA CAMERA SYSTEM

Due to the continued occurrence of vandalism in the pool area, the Board has approved the installation of a camera system in the pool and park area. The system will allow the Board, Management and Nordic Security to more effectively monitor and respond to issues as well as assist in the identification of those responsible when incidents occurs. The timeline to install this system has not been defined and more information will be released when available. In the meantime, please continue to be vigilant and report any suspicious activity or after-hours pool use to Nordic Security and Irvine PD immediately. The Canyonwood Gate is open 24 hours a day and can be reached in person or by phone at 714-832-0586. Irvine PD can be reached at 949-724-7200.

## BOARD OF DIRECTORS

President: Maajed Abahusayn  
Vice President/Secretary: Bob King  
Treasurer: David Northcutt

## NEXT BOARD MEETING

**Tuesday, August 1, 2017**

Homeowner Forum @ 6:30 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:

Rigo Montes De Oca

Phone: 949-838-3201

Email: [rmontesdeoca@keystonepacific.com](mailto:rmontesdeoca@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.

## June 2017 REMINDERS

- 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.

### PARKING AND SPEED LIMIT REMINDER

Please remember that the speed limit at Trailwood is **20 M.P.H.** It is imperative that **all residents and guests** observe all traffic laws (Stop Signs, Yield Signs, Fire Hydrants & Parking Regulations) while in our community. Any person in violation will be subject to the Association's violation policy. Please also be reminded that the Trailwood Rules and Regulations do not permit the storage of any vehicle on the street or on the Trailwood Park parking lot for a period of more than 72 hours. Vehicles found in violation may be cited and fines may be assessed in accordance with the Association's violation policy.

### BOARD MEETING HIGHLIGHTS – MAY 9, 2017

- The Board reelected the Director positions following the 2017 Election.
- The Board approved the 2016-2017 draft audit as prepared by Newman and Associates.
- The Board approved proposals for repair and replacement of various reserve items including:
  - Painting of the community guard houses, pool building, trellises and wrought iron fences.
  - Remodel of the Creekglen guard house.
  - Repairs to the Mayfield mailbox structures
  - Pool cabana and guardhouse roof maintenance
  - Concrete grinding and replacement to remove trip hazards in the community.
- The Board reviewed preliminary details for the 14th Annual Harvest Festival, which will take place on October 7, 2017. Please mark your calendars!

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

Log onto the community website to:

- Obtain information on submitting 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.

### INFORMATION

#### TRAILWOOD PARK

##### RESERVATIONS:

Complete the reservation form and please call 949-430-5808

#### 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