

August 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

## SUMMER VACATION

Now that the summer season is here, many of you will be going on vacation. As a precaution, it's a good idea to let your trusted neighbors know where you will be and how to reach you in case of an emergency. Be sure to stop your newspaper and mail service while you are away or make arrangements with a neighbor to take the paper in for you. You can simply go on-line at [www.usps.com](http://www.usps.com) or visit the local post office to have your mail placed on hold during your time away from home. Another good tip is to use a variable timer for lights so your home does not appear empty or vacant for an extended period of time. Be sure to check all appliances to make sure they are turned off properly. Securely lock all windows and doors.

## COMMUNITY REMINDERS

Please take a moment to review the following reminders from the Community Rules and Regulations that have been reported lately in the community. Failure to comply with community rules will result in notices from the Association and may result to fines assessed to your account in accordance with the Association's enforcement policy.

- **Street Sweeping** – Street sweeping service occurs every month on the 1st Thursday of the month. Between 8 a.m. and 4 p.m. all cars must be removed from the streets during this time frame. Homeowners in violation of this rule will receive a citation from Nordic Security and a notice from Management.
- **Yard Maintenance** – Please ensure that your yard is being regularly maintained so that plant material is not overgrown or left dying, which creates an eyesore for the community. Please ensure to review your backyard as well and trim any plant material that may be growing into your neighbor's yard or encroaching on the Association common area.
- **Trash Cans** – Trash pick-up occurs on Mondays. All trash cans should be removed from the common area and stored out of view by Monday evening.
- **Pets** – Pets should be on a leash at all times when in the common areas and any deposits should be picked up immediately. Also, remember that a barking dog in your yard can be a nuisance to your neighbors.

Thank you for everything you have and continue to do to keep Trailwood a beautiful community!

## 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.

## August 2017 REMINDERS

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**SAVE THE DATE!**  
**14th ANNUAL**  
**TRAILWOOD HARVEST**  
**FESTIVAL**  
**SATURDAY, OCTOBER 7,**  
**2017**  
**3:00PM - 6:00PM**

The 14th Annual Trailwood Harvest Festival will be held at Trailwood Park. Activities will include a balloon artist, face painting, and much more! There will be a potluck again this year, but dishes are no longer assigned by last name. Please bring any family favorite food to the potluck; appetizer, entrée, salad or desert. For our potluck to be successful, please plan for your item to serve 10-15.

### ARCHITECTURAL REMINDER

All proposed exterior modifications, alterations, additions or changes must be submitted to the Northwood Pointe Architectural Review Committee for approval **PRIOR** to any installation or commencement of construction. Failure to submit an application prior to commencing work may lead to violation enforcement, including fines and potential required removal of unapproved improvements. You may view the guidelines and download the application at [www.nwpointe.org](http://www.nwpointe.org).

### 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 [customer care@keystonepacific.com](mailto:customer care@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

[customer care@keystonepacific.com](mailto:customer care@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