

September 2017

Trailwood

WWW.FACEBOOK.COM/TRAILWOOD

WWW.TRAILWOOD.ORG

WWW.TWITTER.COM/TRAILWOODASSOC

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



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, Wild Wonders animal encounters 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.

FIRE LANES & FIRE HYDRANT TOWING POLICY

Please be reminded that parking in front of a painted fire lane is a violation of the law, the community rules and also creates a safety hazard for the community. Any vehicle parked in a painted fire lane may be towed immediately without warning.



Additionally, a policy pertaining to parking enforcement for vehicle parked in front of a fire hydrant will have enhanced enforcement. Please note that the following applies to parking in front of fire hydrants, whether the curb is painted red or not. Effective, October 1, 2017 vehicles parked in a manner that blocks access to a fire hydrant will receive a citation and will be towed if not moved within a 24 hour period. Effective December 1, 2017, vehicles parked in a manner that blocks access to a fire hydrant will be towed immediately. Please be sure to advise your families, guests and contractors of this policy.

ENTRY GATE - GUESTS

Recently, Management and Nordic Security have received complaints about long lines and wait at the entry gates during certain parts of the day. In response, Nordic Security, is providing additional training on the gate protocol and how to improve efficiency. In addition, one key factor causing gate delays is the need for the guard to call the resident of a home to verify a new guest. In order to help speed up the flow of gate traffic, please call in guests ahead of time or register your guests online at www.nordicsec.com. Should you need any help with the guest registration process, please contact the Post Commander, Allison Mahle, with Nordic Security at the Creekglen Gate in person or call 714-573-9879.

BOARD OF DIRECTORS

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

NEXT BOARD MEETING

Monday, September 18, 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

COMMON AREA ISSUES:

Rigo Montes De Oca
Phone: 949-838-3201
Email: 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.

September 2017 REMINDERS

- Keystone Pacific Closed in Observance of Labor Day - Monday, September 4th

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.

BOARD MEETING HIGHLIGHTS – AUGUST 1, 2017

- The Board approved the 2016-2017 draft audit as prepared by Newman and Associates.
- The Board approved a proposal from Reserve Data Analysis for the completion of the 2018-2019 fiscal year reserve study.
- The Board discussed various parking and gate operation protocols with Nordic Security.
- The Board took action on the roll over and purchase of new investments.
- The Board solidified details for the 14th Annual Harvest Festival, which will take place on October 7, 2017. Don't forget to mark your calendars!

AUTUMN HOME MAINTENANCE CHECKLIST

- Check your property for any necessary repairs. If your home requires painting, please note that you must select a new color scheme and repaint the entire home. Please visit www.trailwood.org for additional requirements and links to the community color schemes as well as the Northwood Pointe website where you can obtain the required architectural application for submission prior to beginning work.
- Clear leaves and debris from your rain gutters and downspouts.
- Check all windows, they may need caulking replaced.
- Check doors to see if weather stripping needs to be replaced.
- Clear your flower beds of weeds, spent flowers and leaves. It is a great time to trim back shrubs and bushes.
- Contact a qualified arborist or tree trimming company to evaluate and trim the trees on your property.

VISIT www.Trailwood.org!

Log onto the community website to:



- 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 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

ASSOCIATION WEBSITE:

www.trailwood.org

NORTHWOOD POINTE MASTER ASSOCIATION INFO:

www.nwpointe.org

APPROVED COLOR SCHEME INFORMATION:

Please check the Association's website at 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. 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