

February 2018

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

VACANT SEATS ON THE BOARD OF DIRECTORS

The Trailwood Board of Directors has two vacant positions that need to be filled as well as one currently filled seat which is up for election at the April Annual Meeting and Election. The Board is looking for homeowners just like you to be involved in our community.

Please contact community manager, Michael Gonzalez at mgonzalez@keystonepacific.com if you are interested in serving on the Board of Directors.

COMMUNITY REMINDERS

Holiday Clean Up— Holiday decorations should have been removed by January 15th. If your decorations are still up, please remove them as soon as possible.

Pet Waste— When walking your pets in the community, please be sure to promptly clean up any pet waste. There are waste bags provided throughout the community for your convenience. As a courtesy to your neighbors, please do not deposit any pet waste bags into another owners trash can. Please use your personal trash or the community trash receptacles.

Real Estate Signage— Please remember that real estate signage is permitted only on the owner's personal property. Signs, other than temporary "Open House" signs, placed in the Association common area may be removed.

Street Sweeping— Street sweeping occurs on the 1st Thursday of each month. Please make sure that vehicles are removed from the streets between the hours of 8 A.M. and 4 P.M. If you have guests visiting, please make sure they are made aware of this requirement. Vehicle found in violation will be issued a citation and the owner of the property to which the vehicle is registered will receive a violation notice.

SAVE TIME BY REGISTERING ANTICIPATED GUESTS & VENDORS

You may add guests online via the Nordic Security Website at www.nordicsec.com. You will need to use your Nordic ID and password to complete your request. You may also call in your guests to the Gate Attendant so they can be let into the community. If you need assistance login in, please contact the Creeklen Gate at 714-573-9879.

BOARD OF DIRECTORS

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

NEXT BOARD MEETING

March 20, 2018

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:

Vontrell Burnett
Phone: 949-838-3201
Email: vburnett@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.

February 2018 REMINDERS

- Keystone Pacific Closed in Observance of President's Day - Monday, February 19th

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.

ARCHITECTURAL IMPROVEMENT REMINDER

Please inspect your home to see if any areas look chipped, weather-beaten, faded, stained or discolored. If you note any of the previous conditions, it is time to repaint your home. It is also important to have your home inspected for termites on a regular basis.

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.

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

The paint may be purchased from Dunn-Edwards Paints, 13662 Newport Ave., Tustin, CA 92780 (714-731-4113). An account (#233250-000) has been established which will provide approximately 20% off of the list price for Dunn-Edwards manufactured products.

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.

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.

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 949-430-5855

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 Isaac Garcia at 714-573-9879 to purchase additional Transponders and/or Fobs.

VANDALISM / NOISE COMPLAINTS:

Please report it immediately to Nordic Security at 714-832-0586. Please also call Irvine PD at the number listed below.

IRVINE POLICE DEPARTMENT:

Non Emergency Line: 949-724-7200

ANIMAL CONTROL: 949-724-7092