

May 2018

Trailwood

WWW.TRAILWOOD.ORG

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

REMINDER: NO SOLICITING

It was recently reported to Management, that some vendors providing services to homeowners in the community have been seen soliciting business in the community by going door to door distributing flyers. Please remind all vendors, agents and/or service providers that they are not permitted to solicit inside the community.

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 online at 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 SAFETY – SPEED LIMIT & PARKING

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. When parking in driveways, please take caution not to block the Association sidewalk. Lastly, street sweeping occurs on the first Thursday, monthly. In order to maximize the effectiveness of this paid service, please make sure that all vehicles are removed from the street between 8 A.M. and 4 P.M. Any person in violation will be subject to the Association's violation policy.

TRASH BIN REMINDER

Please remember to place your trash bins at the edge of the concrete gutter and avoid placing them in front of the mailboxes, as this can make it difficult for the mail delivery person to deliver the mail. Don't forget to remove the trash bins from curbside no later than Monday evening and to please store them in the garage or backyard, behind the gate, so that they are out of view of the street.



BOARD OF DIRECTORS

President: Maajed Abahusayn
Vice President/Secretary: Bob King
Treasurer: Gary Abraham
TBD: Darren Inouye

NEXT BOARD MEETING

May 8, 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

PARK RESERVATIONS:

Skye Jackson
Phone: (949) 838-3233
Email: sjackson@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.*

May 2018 REMINDERS

- Keystone Pacific Closed in Observance Memorial Day - Monday, May 28th
- 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.

TRAILWOOD PARK RESERVATIONS

If you are planning a party at Trailwood Park and would like to reserve the covered picnic tables and one barbecue grill, please download and print the reservation form from the community website at www.trailwood.org and/or contact Skye Jackson at (949) 838-3233 or sjackson@keystonepacific.com 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 barbecues, 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.

RESPONSIBLE PET OWNER TIPS

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!

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.

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 949-838-3201

BILLING QUESTIONS / SIGN UP FOR ACH PROGRAM:

Please contact Customer Care at 949-833-2600 or

customercare@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 or visit the Canyonwood Guard House.

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

STREET LIGHTS OUT: www.sce.com