August 2016

BAYSIDE COVE

www.baysidecovehoa.org

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

REMINDER: PARKING RULES

Living in an Association offers many wonderful benefits, but also imposes community rules in order to best serve the community as a whole. Please be reminded of the Association's parking rules and regulations:

1. The speed limit for vehicles, within the common area, is a maximum of 5 mph.
2. Resident or guest vehicles must be parked in the designated parking areas only. Vehicles parked in unauthorized areas will be towed away at the owner's expense.
3. Legitimate parking spaces are all marked. Any vehicle parked in an unmarked space will be considered to be in a fire lane and subject to immediate tow. To clarify: no parking on streets, turnarounds, or in front of garages, at any time, except temporarily for loading and unloading.
4. All outside parking is Guest Parking. Residents are not allowed to park in Guest Parking. Vehicles identified as belonging to residents that are parked in Guest Parking will be given one warning and towed on the second violation.
5. Guest Parking is limited to three (3) days, in any consecutive seven-day period for non-residents. Patrol Masters will inventory (record) each vehicle in Guest Parking each day. After a vehicle is inventoried (recorded) three times in seven days, it will be cited on the third day with a notice that the vehicle is in violation and subject to tow. On the fourth day in seven, it will be towed. As stated above, vehicles identified as belonging to residents, which are parked in Guest Parking, will be given one (1)

NEW MANAGER WELCOME!

As of June 1st, Lydia McCaig is your new community manager and she looks forwarding to assisting you, the homeowner, with any association questions, concerns, or common area maintenance requests that you may have.

A statement text will occur on each hard-copy billing statement with the next meeting date and additional updates or information. Please be sure to obtain a monthly newsletter for community reminders, project updates, board meeting summaries, important community phone numbers and additional information! If you wish to request a replacement copy of the newsletter, or a newsletter to provide your tenants, please contact Management.

If you have any questions, suggestions, or concerns to bring to the Board's attention, you are invited to attend any of the Association's Board meetings at the Newport Beach Yacht Club!

BOARD OF DIRECTORS:

President: Michele Otting-Mann
Vice-President: Tom Addis
Treasurer: John Merrell
Secretary: Carole Ciraulo
Member-at-Large: John Perrone

NEXT BOARD MEETING:

September 21, 2016
5:00 pm at Newport Beach Yacht Club
1099 Bayside Drive
Newport Beach, CA 92660

The final agenda will be posted on the bulletin board on the pool gate. You may also obtain a copy of the agenda by contacting management at 949-838-3262.

IMPORTANT NUMBERS:

ASSOCIATION MANAGER:
Lydia McCaig
Phone: 949-838-3262
Emergency After Hours: 949-833-2600
Fax: 949-833-0919
lmccaig@keystonepacific.com

COMMON AREA ISSUES:
Jack Medford
Phone: 949-838-3293
jmedford@keystonepacific.com

BILLING QUESTIONS/ ADDRESS CHANGES/ WEBSITE LOGIN:
Phone: 949-833-2600
customercare@keystonepacific.com

PATROL MASTERS:
(714) 648-0602

POOL KEYS:
$75.00, payable by check to "Bayside Cove"

SOUTHERN CALIFORNIA GAS COMPANY:
(800) 427-2200

NEWPORT BEACH FIRE DEPARTMENT:
(949) 644-3104

August 2016 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.
- Street Sweeping Day - Weekly, on Fridays
- Trash Pick-Up Day - Weekly, on Wednesdays
  Please remove trash cans from the common areas after this day.
- Wednesday, September 21, 2016 - Board Meeting @ 5:00pm
  Location: Newport Beach Yacht Club
  1099 Bayside Drive, Newport Beach, CA 92660

KPPM CONNECTION

We've received great feedback on our new www.KPPM.com website! Take a look for yourself! Using the website, owners can log in to The KPPM Connection, submit a maintenance service request, sign up for community e-news, and much more! Our new responsive website hosts a variety of articles on our blog as well as provide user-friendly tools to contact your Management team.

COMMUNITY REMINDER – PETS ON LEASH

We know that your beloved furry Fido was not raised to be harmful to other dogs, pets, or humans. However, each owner has a different style of pet parenting and holds their animals to different expectations. As comfortable as you may be with your pet, your neighbors, and even strangers, are *not*. Many people enter the community each day that have new scents and faces, including real estate agents, homeowner guests or friends, utility technicians, and homeowner service vendors (such as, a plumbing repairman or cable installer). Pets do not always behave as predicted and these visitors may be an unexpected stressor to your pet.

Given these factors, the Association has implemented community rules to best serve, protect, and enhance the community. These rules are not meant as an inconvenience, but as a means to protect the majority of the membership within the Association that you have opted to purchase into.

It is ***extremely important to keep all pets on a leash at all times*** while in the Association's common area, for the following reasons:

1. The Association's Rules and Regulations require this.
2. To protect your surrounding neighbors from surprise visits from your pet.
3. To protect your furry friend from vehicle traffic and activity.

COMMUNITY REMINDERS

⇒ The association's annual **tax and audit review** will be issued to the membership. If you do not receive this, please contact Management to obtain a replacement copy.

⇒ Take a plastic baggie with you and pick-up all **pet waste** from the common area. Besides being unsightly and smelly, animal waste can be hazardous to the health of our children who play in the community, *and* other pets. Please dispose of immediately into the proper waste receptacle.

⇒ If you will be **out of town** for extended travel or business, please make arrangements to have your newspaper and fliers removed from your porch. This may attract unwanted attention to your residence.

⇒ Be sure that all **potted plants** placed out on your balcony or patio have a water tray under the pot to collect run off. Sitting water can damage and decay the decking, which the Association maintains.

QUOTE OF THE MONTH:

It always seems impossible until it's done.

- Nelson Mandela