

September 2017



BAYSIDE COVE

www.baysidecovehoa.org



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

TENANTS

If you are currently renting or leasing out your home, please remember that your tenants and their actions are your responsibility. Remind your tenants to follow the rules and regulations and governing documents. It is a good idea that you provide your tenants a copy of the CC&Rs, Rules and Regulations and perhaps a copy of the monthly newsletters. Management has received several complaints from homeowners regarding unruly tenants and their guests. Please be advised that homeowners can be subject to fines according to the Association's violation policy for the actions of their tenants and/or their guests.

MAIL THEFT – WARNING!

We have been notified by the Newport Beach and Irvine Police Departments that there have been thefts from our mail boxes. Thefts have also been reported at Promontory Point and other locations with stacks of multiple mail boxes otherwise known as "gang boxes." The focus of the thefts are checks. The police strongly recommend using USPS postal boxes when mailing payments and to try to place the items in those boxes close to the noted pick-time.

COMMUNITY REMINDERS – COMMON AREA

- If you host a gathering at the community pool or beach area and wish to move the **pool furniture** to better service your party, please be sure to place it back as close to their original locations as possible.
- Maintain a **slow and safe speed limit** when entering and exiting the community and inform all visiting guests to use caution to avoid hazardous accidents.
- Continue to be courteous to your neighbors and **limit your noise pollution** on the evenings and weekends. A quiet sense of enjoyment in the community is the right of every homeowner.
- Please note that items like motor oil, paint cans, or electronics may drip from the trash trucks upon disposal. **Dispose of these items** at a proper recycling facility.
- **Mailbox keys** are not managed by the Association, and therefore, replacements cannot be issued to you if lost. Contact the USPS directly to request a re-key.
- **Pool keys** are \$75.00, payable by check to "Bayside Cove." Mail in to the attention of your Community Manager, or drop off any time Mon-Fri between 9:00am – 5:00pm.
- If you wish to have your name listed in the entrance **gate directory**, please email Management with your name and local phone number you would like it to ring to when your guest arrives.

BOARD OF DIRECTORS:

President/Treasurer: John Merrell

Vice-President: John Perrone

Secretary: Carole Ciraulo

Member-at-Large: Tom Addis

Member-at-Large: Jim Moore

NEXT BOARD MEETING:

September 20, 2017

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 and the Association's website. You may also obtain a copy of the agenda by contacting management at 949-838-3262.

IMPORTANT NUMBERS:

ASSOCIATION MANAGER:

Maggie Rahm

Phone: 949-838-3280

Emergency After Hours: 949-833-2600

Fax: 949-833-0919

Mrahm@keystonepacific.com

COMMON AREA ISSUES:

Bryn Kirkpatrick

Phone: 949-430-5808

bkirkpatrick@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

September 2017 REMINDERS

- Keystone Pacific is open Monday – Friday from 9 am to 5pm. Keystone Pacific will be closed on September 4th for Labor Day.
- 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. After Holidays, Trash Pick-Up will be one day later. Please remove trash cans from the common areas after this day.
- Wednesday September 20, 2017 - General Session @ 5:00pm at the Newport Beach Yacht Club - 1099 Bayside Drive.

*Keep your face always
towards the sunshine
and
shadows
will fall
behind you.*



- Walt Whitman



COMMUNITY REMINDER – EXPEDITING YOUR REQUEST OR CONCERN

Management would like to make sure all homeowners have key tips in order to expedite your maintenance request, concern or emergency:

- Please put your request in writing, via email, whenever possible.
- Email photos, when possible, as well. Photos enable us to get a clear picture of the location and extent of the issue needing to be addressed.
- Please indicate your Association “Bayside Cove” and your full address in the subject line.
- Provide us with your best contact phone number, if the issue is complex and needing special attention. We promise to use the utmost discretion if contact is required.
- Please report issues as soon as you see them. Remember that vendors called out to perform work, after 3:00pm and later, run into “after-hours” expense charges, which is costly to all homeowners.
- True emergencies will always be treated as such and will be prioritized ahead of the cue.

SIGN UP FOR COMMUNITY E-NEWS

Sign up to receive news and updates pertaining to our community association via email. To sign up, please register from the “Account Notifications” page once you have logged into The KPPM Connection at www.kppmconnection.com.

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 customercare@keystonepacific.com to request an ACH application.

