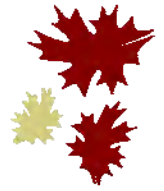


November 2017

# BAYSIDE COVE

www.baysidecovehoa.org



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

## ROOF WELLS

Throughout the next few months, the wells on the roofs will be resurfaced and resealed. Cliff Brown Roofing will be the contractor performing the work, and you will be notified by Cliff Brown prior to the work taking place. It is estimated to take 1 to 2 weeks per building. During this time, you may possibly experience an increase in dust and noise. If your skylight is in the well, it may need to be removed briefly which can result in possible dust or debris entering your home. If your satellite dish is in the roof well, you may need to contact your service provider after the work is complete to make adjustments. Cliff Brown will post a list of precautions to take prior to the work beginning on your building.

While you may be inconvenienced for a short time, this work will help protect the roof wells and your homes from the intrusion of water, especially if we have the same rains as we did this previous winter.

If you have any questions, please e-mail your Community Manager at [mrahm@keystonepacific.com](mailto:mrahm@keystonepacific.com).

## SEPTEMBER 20, 2017 BOARD MEETING HIGHLIGHTS

The Board of Directors met for their September meeting at the Newport Beach Yacht Club and the following items were discussed and approved:

- Minutes were approved.
- Financial statements were approved.
- Sewer system proposals were approved.
- Roof Well proposal was approved.
- Landscape proposal was approved.
- Homeowner hearings were held.
- JWA noise abatement was discussed.



# Thanksgiving



### 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:

**January 17, 2018**

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](mailto:Mrahm@keystonepacific.com)

#### COMMON AREA ISSUES:

**Gabriel Hipolito**

Phone: 949-430-5808

[ghipolito@keystonepacific.com](mailto:ghipolito@keystonepacific.com)

#### BILLING QUESTIONS/ ADDRESS CHANGES/ WEBSITE LOGIN:

Phone: 949-833-2600

[customercare@keystonepacific.com](mailto: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

## November 2017 REMINDERS

- Keystone Pacific is open Monday – Friday from 9 am to 5pm. Keystone Pacific will be closed on November 23rd and 24th for Thanksgiving.
- 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 January 17, 2018 - General Session @ 5:00pm at the Newport Beach Yacht Club - 1099 Bayside Drive.  
\*\*There are no meetings in November or December\*\*

*Thanksgiving is a time of togetherness and gratitude.*

*—Nigel Hamilton*



We hope you have a wonderful Thanksgiving holiday with family and friends!

### FOR YOUR INFORMATION --

- If there is a common area issue – please call 949-430-5808 so that a work order can be placed as soon as possible. If there is a common area issue that is after hours and needs to be addressed immediately (safety or security concern) please call 949-833-2600 to speak with the after hours service.
- Please **close garage doors** when not utilizing your garage for entering or exiting.
- 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 **pull in trash cans** after pick-up so they do not stay out and leave the neighborhood looking unsightly.
- 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.
- Sign up for **community e-news** by selecting “Account Notifications” once you have registered on the KPPM connection website at [www.kppmconnection.com](http://www.kppmconnection.com)! Your account number is needed to complete this registration: Refer to your billing statement or contact your Accounts Receivable Associate at (949) 833-2600.
- Sign up for **automatic debit (ACH)** and never miss a monthly assessment payment! Email your ACH application request to [customercare@keystonepacific.com](mailto:customercare@keystonepacific.com)

