

SEPTEMBER 2018



BAYSIDE COVE

www.baysidecovehoa.org



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

DISASTER PREPAREDNESS

With the increasing number of fires in California, it is time to really get a plan together for what you need to do in an emergency. It is important to make sure your family's basic needs are met and that you are safe. Being mentally and physically prepared may help to minimize panic and make it easier to get to safety, or stay in place if need be. Follow these easy guidelines to be ready in the event of an emergency:

- Create a disaster supply kit with medical supplies, medications, non-perishable foods, water, batteries, blankets, clothing and other items.
- Develop a plan of where to meet if not all together in an emergency.
- Give everyone a job – one person gathers children and gets them to safety, one person gets important documents, one person gets pets.
- Make one person the central contact person and route all communication through them so information isn't lost.
- Have a check list with emergency contacts.
- Have important documents all together and easy to grab in case you need to leave in a hurry.
- Be proactive in making sure your home insurance is up to date. Have all the information handy.

While Bayside Cove is not near any major fire zones, there are still possible events that can occur in which you would need to use your emergency plan.



ARCHITECTURAL REMINDERS

Please ensure you are submitting an application for the following items: AC Condensor replacement or new addition, Satellite Dish installation, and new windows or sliders as well as other items including some inner remodeling items.

You also need permission from the Architectural Committee for any plants placed on balcony railings.

Please check with Newport Beach Permit Department to see if you need a permit for your project and be sure to submit it with your application.

BOARD OF DIRECTORS:

President: Joe Ciraulo
Vice-President: Sarah Powell
Treasurer: John Perrone
Secretary: Jim Moore
Member-at-Large: AJ Fazekas

NEXT BOARD MEETING:

September 19, 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, CMCA
Phone: 949-838-3280
Emergency After Hours: 949-833-2600
Fax: 949-833-0919
Mrahm@keystonepacific.com

COMMON AREA ISSUES:

Gabriel Hipolito
Phone: 949-430-5808
ghipolito@keystonepacific.com

BILLING QUESTIONS/ ADDRESS CHANGES/ WEBSITE LOGIN:

Phone: 949-833-2600
customercare@keystonepacific.com

COURTESY PATROL:

(714) 669-2736

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 2018 REMINDERS

Keystone Pacific is open Monday – Friday from 9 am to 5pm. Keystone is closed on September 3rd 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.

COMMUNITY REMINDERS

- ⇒ 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.
- ⇒ Be a courteous neighbor! Keep noise down, especially on your balconies as it can carry into homes, as well as at the pool, as homes are very close to it.

CUSTOMER PORTAL AND ONLINE ACCOUNT MANAGEMENT SOFTWARE

Keystone Pacific is excited to announce that we have completed an upgrade to our customer portal and online account management software to enhance your ability to manage your account online. **Using the new portal, homeowners can sign-up for recurring ACH, view violations, track submitted work orders and manage electronic community notifications.**

CALIBER ONLINE PAYMENT FEATURE

You may make one-time ACH payments through www.kppmconnection.com. In addition, Keystone Pacific is excited to introduce recurring online ACH payments. Please visit www.kppmconnection.com to access your online payment account. You may still access your account using your current email address and password. If you have not registered for The KPPM Connection, please have your new account number readily available. We are excited for you to experience the new portal and appreciate your feedback.

ROOF UPDATE

If you have someone going into the roof wells to fix your air-conditioner or your satellite dish, you must contact Management prior to their visit as this could void the warranty on the new flat roof.

SEA WALL REPAIR

Over the next few weeks, the sea wall will have some cosmetic repairs done to it to help ensure its stability through the next 40 years. There will be a small boat tied up, please do not touch.

"Winter is an etching, spring a watercolor, summer an oil painting and autumn a mosaic of them all.—Stanley Horowitz"

