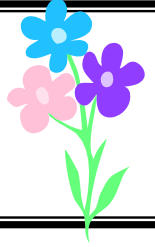


MARCH 2019



# BAYSIDE COVE

www.baysidecovehoa.org



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

## DRYER VENT CLEANING

It was brought to Management's attention that many homeowners probably do not know that it is their responsibility to clean out their dryer vents. Lint and other debris can build up in your hose and duct, backing up exhaust gases and possibly creating a fire. Here are 5 warning signs it's time to clean your dryer vent:

1. Drying time for clothes takes longer and longer.
2. Your clothing and the outside of the dryer are very hot.
3. You notice a burning smell.
4. The vent hood flap doesn't open properly.
5. It's been longer than a year since your last inspection.

Some members of the community are ready to get theirs cleaned — if you are interested in getting yours cleaned, provide your name and phone number to Management by email at [mrahm@keystonepacific.com](mailto:mrahm@keystonepacific.com) and she will forward it on so that maybe group rates may be possible.

## NEW DIRECTIONAL SIGN

Recently, we have had a new directional sign placed on the gate kiosk. The Board hopes this helps delivery drivers enter the correct gate and are able to drop off packages and other items with more ease. Thank you to Alan Lewis for suggesting it!

## FINANCIALS

As of the January 31, 2018 financial statement, the Association is in a good position with \$125,000.00 in its operating fund and \$534,000.00 in its reserve funds. The fiscal year ends April 30, 2019.



Don't forget to move your clocks ahead on March 10th!

## BOARD OF DIRECTORS:

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

## NEXT BOARD MEETING:

**March 20, 2019**  
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: 949-377-3909  
[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)

### 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

## MARCH 2019 REMINDERS

Keystone Pacific is open Monday – Friday from 9 am to 5pm.

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.



## LANDSCAPE CALENDAR

To keep up the beautiful landscaping at Bayside Cove, the landscape committee runs on a schedule of specific trimming, pruning, fertilizing and pest control methods.

During the month of March the following items will happen:

1. Mondo grass will have the top 2-3" sheared.
2. Shrubs, hibiscus and philodendron will be fertilized.
3. Euonymus will be sprayed to prevent mildew.
4. Pittosporums, Roses, hibiscus, tropical, bougainvillea will have pesticides applied and snail bait will be also applied.

If you are interested in knowing more of the schedule, send Management an e-mail and we will be happy to send you the full calendar.



## 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](http://www.kppmconnection.com). In addition, Keystone Pacific is excited to introduce recurring online ACH payments. Please visit [www.kppmconnection.com](http://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.

## COMMUNITY REMINDER – AIR CONDITIONING INSTALLATION

With the new year, the Board of Directors would like to offer a reminder to all members purchasing a new, or replacing an old air conditioning unit, must also contact Cliff Brown Roofing to ensure that no damage to the roof tiles or system is incurred. In addition, an architectural application must be submitted, and approval received, prior to this upgrade. This is to not only assist your memory for future air conditioning replacements, but to also ensure aesthetic standards are maintained within Bayside Cove. It is to your benefit to live in a beautiful Association, where architectural standards are enforced. Please contact Cliff Brown Roofing at (949) 458-9440 or [cliff@cliffbrownroofing.com](mailto:cliff@cliffbrownroofing.com). As a friendly reminder, Management will *not* schedule your visit with Cliff Brown Roofing, this is the responsibility of you, the owner.