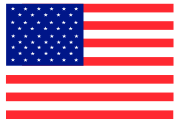
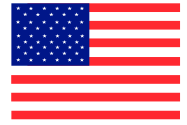


JULY 2019



# 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. **If your tenants are noticing issues with your unit that need repair, please make sure they inform you of these issues so that you can bring them to the attention of the Association. Otherwise the issues may grow and cost more to the Association and in turn to the homeowners.**



## POOL RULES

- The swimming pool and spa are closed from 10 pm to 7 am.
- Children under the age of fourteen (14) are not permitted at the pool area without adult supervision.
- Children under the age of seven (7) are not allowed in the spa at any time.
- Children under the age of seven (7) are permitted to use the pool from 10 am to 4 pm
- All foodstuffs and beverages should be cleaned up and thrown away before departing the pool area. Cigarettes and cigar butts must be taken out of the pool area and thrown away.
- All animals, including those on leashes are not allowed in the pool area or sandy beach area at any time.
- Non-residents are only permitted to use the pool if the resident adult is present with them.
- Private parties held in the pool or beach areas must have written permission from the Board of Directors to do so. Private parties are defined as an excess of eight (8) non-resident guests. There may be additional fees or deposits required to ensure the safety and cleanliness of the pool area.
- Owners should share these rules with their tenants as owners can be held responsible for any tenant violations.

## BOARD OF DIRECTORS:

**President:** TBD

**Vice-President:** Sarah Powell

**Treasurer:** Michele Otting-Mann

**Secretary:** Jim Moore

**Member-at-Large:** AJ Fazekas

## NEXT BOARD MEETING:

**September 18, 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

### 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

## JULY 2019 REMINDERS

**Keystone Pacific is open Monday – Friday from 9 am to 5pm. Keystone will be closed for the 4th of July holiday.**

**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.**



### FINANCIALS

As of the May 31, 2019 financial statement, the Association is in a good position with \$122,862.00 in its operating fund and \$590,446.00 in its reserve funds. The fiscal year ends April 30, 2020.



### A MEMBER'S RIGHT TO PRIVACY

California Civil Code allows a member to request to be removed from the membership list to prevent release of their private contact information to a member requesting the membership list. In order to opt-out of the membership list, you must notify the Association in writing. If you choose to opt-out of sharing your name, property address, email address and mailing address under the membership list, the opt-out designation shall remain in effect until changed by you, by written notification to management. If you wish to opt-out, please complete the Opt-Out Form on our website at:

<http://www.kppm.com/forms/opt-out.php>.

### 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.

### 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 3PM and later run into "after hours" expense charges, which is costly to all homeowners.