

SEPTEMBER 2019



BAYSIDE COVE

www.baysidecovehoa.org



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

GATES

Please ensure that all gates are closed and latched behind you. The gates that lead to the docks are often left unlatched which can allow unauthorized people to enter the community. The pool gate also needs to be latched as you come into the pool area and after you leave.

POOL REMINDERS

Please return pool furniture you've moved to where it belongs after you are done and close umbrellas when you are done using them. Please pick up your trash and dispose of it properly. Homeowners are responsible for their guests and their tenants. Be respectful of your neighbors and other homeowners and keep the pool area clean for everyone.

PETS ON LEASH

We know that your beloved furry Fido was not raised to be harmful to other dogs, pets, or humans. However, each owner has a different style of pet parenting and holds their animals to different expectations. As comfortable as you may be with your pet, your neighbors, and even strangers, are *not*. Many people enter the community each day that have new scents and faces, including real estate agents, homeowner guests or friends, utility technicians, and homeowner service vendors (such as, a plumbing repairman or cable installer). Pets do not always behave as predicted and these visitors may be an unexpected stressor to your pet.

Given these factors, the Association has implemented community rules to best serve, protect, and enhance the community. These rules are not meant as an inconvenience, but as a means to protect the majority of the membership within the Association that you have opted to purchase into.

It is *extremely important to keep all pets on a leash at all times!*

BOARD OF DIRECTORS:

President: Michele Otting- Mann

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 949-838-3280.

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:

Melanie Clay

Phone: 949-503-0298

mclay@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



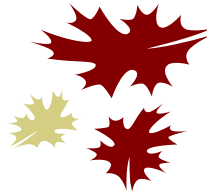
SEPTEMBER 2019 REMINDERS

Keystone is open Monday – Friday from 9 am to 5pm. Keystone will be closed on September 2nd 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.



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>.

FINANCIALS

As of the June 30, 2019 financial statement, the Association is in a good position with \$108,042.00 in its operating fund and \$593,582.00 in its reserve funds. The fiscal year ends April 30, 2020.

CUSTOMER PORTAL AND ONLINE ACCOUNT MANAGEMENT SOFTWARE

Have you visited kppmconnection.com? Using this 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 has introduced 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.

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.
- True emergencies will always be treated as such and will be prioritized ahead of the cue.

