

AUGUST 2008

CANYON VIEW MAINTENANCE ASSOCIATION

www.canyonview.net

Professionally Managed by Keystone Pacific Property Management, Inc. - 16845 Von Karman, Ste. 200, Irvine, CA 92606

COMMUNITY UPDATES

- The Board of Directors held an organizational meeting on June 10th and seated themselves as follows:

President:	Mark Locklear	term expires 2010
Vice President:	John Rix	term expires 2009
Treasurer:	Ted Dickerson	term expires 2010
Secretary:	Bonnie Brodie	term expires 2009
Member-at-Large:	Vacant	term expires 2009
- There is a vacant seat on the Board of Directors. If you would like to apply for this position, please send an email to suggen@keystonepacific.com stating your name, address, phone number and the reason why you would like to serve on the Board. Your information will be submitted to the Board of Directors, who, in accordance with the Bylaws governing the association, may appoint a member to fill this vacant position. As noted above, the term expires in 2009.

JUNE 10, 2008 BOARD MEETING HIGHLIGHTS

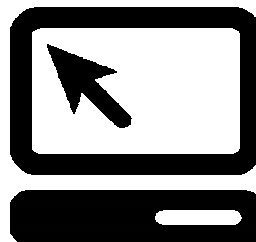
- Approved the minutes from the March 11, 2008 board meeting.
- Executed the Action Without a Meeting approving a proposal from Grant's Landscape to landscape extras in the amount of \$1,690.00.
- Approved the Annual Meeting Minutes from May 13, 2008.
- Accepted the February, March and April 2008 financial statements as submitted by Keystone Pacific.
- Approved to roll over the Pacific Premier CD that matures in June and to close the Indymac operating CD.
- Approved to enroll in direct pay for the following utilities: Edison, Irvine Ranch Water District and AT&T.
- Denied to have a traffic study performed until a line item is set up in the budget and the funds are met.
- Took appropriate delinquency action.

VISIT [www.canyonview.net!](http://www.canyonview.net)

Log onto the community website to:

- Get the latest community news & updates
- Obtain minutes, newsletters and policies
- View Board meeting agendas

Have a community note of interest, please email Sheryl or Bryce for inclusion on the web. The Board and Webmaster reserve the right to deny content.



BOARD OF DIRECTORS:

President: Mark Locklear
Vice-President: John Rix
Secretary: Bonnie Brodie
Treasurer: Ted Dickerson
Member-at-Large: Vacant

NEXT BOARD MEETING:

Tuesday, August 5, 2008

5:30 pm

Northwood Pointe Pool

The final agenda will be posted at each entrance and available on the Association's website at least 4 days in advance of the meeting. You may also obtain a copy of the agenda by contacting management at 949-838-3255.

IMPORTANT NUMBERS:

ASSOCIATION MANAGER:

Manager Sheryl Uggen

Phone: 949-838-3225

Emergency After Hours: 949-833-2600

Fax: 949-833-0919

E-mail: suggen@keystonepacific.com

COMMON AREA ISSUES:

Associate Bryce Miller

Phone: 949-838-3255

E-mail: bmiller@keystonepacific.com

BILLING QUESTIONS/ADDRESS CHANGES/WEBSITE LOGIN:

Phone: 949-833-2600

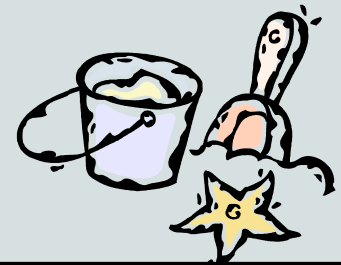
accounting@keystonepacific.com

ARCHITECTURAL DESK:

Phone: 949-838-3239

architectural@keystonepacific.com

POOL KEYS: \$50.00, check payable to Northwood Pointe Association, contact Lani Kaneshiro at 949-838-3230.



AUGUST 2008 REMINDERS

- **Street Sweeping Day:** 1st Thursday of the month – in an effort to totally benefit from this service, please see that ALL vehicles are removed from the streets on this day.
- **Trash Pick-Up Day: Monday**
Please remove trash cans from the common areas after this day.



CONVENIENT ASSESSMENT PAYMENT OPTIONS

1) SIGN UP FOR THEACH PROGRAM:

Save time and money! Sign up for our ACH program to have your assessment payment automatically debited from your checking or savings account. Please call customer service at (949) 833-2600 or send an e-mail to accounting@keystonepacific.com for an application.

2) PAY ONLINE AT WWW.KEYSTONEPACIFIC.COM:

Payments can also be made online. All payments require a bank routing number in addition to a checking, savings or money market account number. Credit card payments are not accepted through this online service. If you have questions about this service or regarding your account number and password, please contact customer service at (949) 833-2600.

COMMUNITY REMINDERS

Effective June 9, 2008, the gate code for the entrance gates was changed. The new gate code is **5896**. Remember that when using the gate code at the Whispering Pine gate you need only enter the numbers; when using the gate code at the Candlewood gate, you must use the # sign before the numbers.

Please do not give the gate code out. When your friends or relatives visit, have them call you from the gate on the call box and you can let them into the community by pressing "9" on your telephone.

SURVEY RESULTS FOR SPEED CUSHIONS AND LARGE CONTAINER FOR WEEKEND CLEANING....

The Canyon View Maintenance community is comprised of 194 homes. There were a total of five (5) homeowners who responded to the survey regarding the above mentioned items. Because of the low number of responses, the Board decided not to pay the expense to have a large container placed in the community but do want homeowners to know that you can contact the local refuse company who will be happy to pick up your large/bulky items twice a year for you or you may contact an entity such as Salvation Army/Veterans, etc. The Board will re-visit having speed cushions installed on community streets at a later date; due to the expense with the speed cushions and the required traffic study, prior to installation of speed cushions, the Board decided to table the issue until these line items could be added to an annual budget and the fund requirements met.

COMMUNITY ADVISORY.....Homeowners, please remember that when school begins in September that the community of Canyon View is not a drop off/pick up location for the school. Please be considerate of both the residents who live in the community as well as the community children who walk home from school – do not give out the gate code to your friends to allow them to pick up their children from your community – this is to be done from the outside of your community.

There is "no parking" allowed on Candlewood on the non-home side of the street. This area is to be left open, free from vehicles, to allow the Canyon View children a clear view so they know when it is safe to cross the street. Non-Canyon View people park their cars on this side of the street, sometimes blocking the crosswalk, making it unsafe for Canyon View children. Thanks for caring!