

OCTOBER 2007

# CANYON VIEW MAINTENANCE ASSOCIATION

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

## COMMUNITY UPDATES

- Watch for further communications as we get closer to the December holidays. The association will once again host a snow filled holiday event for everyone in the community.
- The new pedestrian gates have been installed. There is some corrective work that needs to be completed. The Board is now completing administrative issues to have the vehicle gates replaced with a design to match the pedestrian gates.
- Halloween—Wednesday, October 31st—Be ever so careful as you drive through the community this evening and watch for those ghosts and goblins.
- Remember this year Daylight Saving Time does not end until Sunday, November 4th.



## IMPORTANT INFORMATION ABOUT TREES

Per the Architectural Committee Rules Trees installed by the original builder must remain, unless the removal or replacement of the tree is approved in writing by the Architectural Committee.

If the front yard landscaping is not provided by the original builder, a minimum of two 15 gallon trees are required in each front yard. At corner lots, three 15 gallon trees are required. The location is as close to the street as possible that provide evergreen canopy to shade the street and sidewalk

- **Please do not remove trees from your yard until you receive written authorization from the association.**
- **Please keep all trees and shrubs properly trimmed so people can easily walk on the sidewalks.**

## SEPTEMBER 11, 2007 BOARD MEETING HIGHLIGHTS

- Approved the minutes from the May 15th board meeting.
- Accepted the June, July and August 2007 financial statements.
- Approved to file liens and pursue small claims for accounts in arrears according to the Delinquency Policy.
- Approved to have the color changed at the entrances to white Alyssum and then fill in with red Cyclamen for the holiday season.
- Approved for holiday lighting and wreaths at the entrances.
- Approved to hold a winter holiday event for the community.
- Approved a proposal to update the guest entry phone at the Whispering Pine gate to allow management to update old/new homeowner access.

## BOARD OF DIRECTORS:

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

## NEXT BOARD MEETING:

**Tuesday, November 13, 2007**  
5:30 PM Executive Session  
6:00 PM General Session  
18 Wedgewood

## 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](mailto:suggen@keystonepacific.com)

### COMMON AREA ISSUES:

Assistant Manager Bryce Miller  
Phone: 949-838-3255  
E-mail: [bmiller@keystonepacific.com](mailto:bmiller@keystonepacific.com)

### BILLING QUESTIONS/ADDRESS CHANGES/WEBSITE LOGIN:

Phone: 949-833-2600  
[accounting@keystonepacific.com](mailto:accounting@keystonepacific.com)

### ARCHITECTURAL DESK:

Phone: 949-838-3239  
[architectural@keystonepacific.com](mailto:architectural@keystonepacific.com)

**POOL KEYS:** Contact Lani Kaneshiro,  
Northwood Pointe at 949 838-3230 or  
[lkaneshiro@keystonepacific.com](mailto:lkaneshiro@keystonepacific.com)

### MASTER ASSOCIATION INFO:

Northwood Pointe  
Lani Kaneshiro  
949 838-3230  
[lkaneshiro@keystonepacific.com](mailto:lkaneshiro@keystonepacific.com)



## OCTOBER 2007 REMINDERS

- **Street Sweeping Days:**  
1st Thursday of the month
- **Trash Pick-Up Days:** Mondays  
Please remove trash cans from the common areas after this day.
- **Tuesday, November 13, 2007 - Board Meeting**  
5:30 pm Executive Session  
6:00 pm General Session  
18 Wedgewood



## PAY YOUR ASSOCIATION DUES ONLINE @ WWW.KEYSTONEPACIFIC.COM.

Keystone Pacific is now accepting association payments online. This new service is available by using the homeowner account login feature located on the Keystone Pacific website. 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. Payments submitted online will be processed daily. If you have questions about this service or regarding your account number and password, please contact customer service at (949) 833-2600.

### AFTER-HOURS SERVICE LINE:

If an association common area matter requires immediate attention after office operating hours, please call (949) 833-2600. and a representative will be happy to assist you.

## COMMUNITY REMINDERS

The Management Company has received telephone calls recently from UPS, the landscape company, street sweeper and the rubbish company regarding their difficulty in turning around in some of the cul-de-sacs due to the way vehicles are parked at the curb. They indicated that the vehicles are parked in groups with the front of the vehicle facing the curb. Please attempt to park against the curb to not interfere with those larger vehicles that need more room for turning at the end of the cul-de-sac.

Your cooperation is greatly appreciated.

**COOL WEATHER CHORES** – Autumn weather will be here soon, take advantage of time before daylight saving ends to:

- Check the batteries in your smoke detectors and change them if needed.
- Weed planters.
- Fertilize plants or lawn if needed.
- Store any project materials in the garage or backyard.
- Make sure side yard and driveway are clear after weekend projects are completed.
- Clear roof gutters and downspouts for any debris.
- Check drainage to make sure that winter rains do not cause problems.
- Adjust sprinkler timers so that over watering does not occur. Please check your sprinkler timers at the beginning of each new season, all water in the gutters drains to the ocean.

## COMMUNITY ADVISORY... FOR THE DISPOSAL OF LARGE ITEMS...

Do you have large items, dishwasher, mattresses, bed frames, etc? A way that you can get rid of the items that can still be used or fixed is to join **Yahoo's Freecycle Irvine**.

It doesn't cost anything to join—just read the rules and post your item. The link is:

[Http://groups.yahoo.com/group/FreecycleIrvine/](http://groups.yahoo.com/group/FreecycleIrvine/)