

DECEMBER 2021

EMERALD RIDGE

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



WINTER RAINY WEATHER TIPS

With the colder and wetter weather approaching, it's time to make sure your home is ready. Check out these tips to ensure your home is ready for winter:

- ◆ Clear out all gutters of leaves and debris.
- ◆ Check downspouts to ensure they are not blocked.
- ◆ Be sure to check to make sure landscape drains are working accurately.
- ◆ Ensure that your yard is not draining onto your neighbors yards or Association slopes.
- ◆ Check roof tiles to make sure they are secured to avoid them blowing off and avoid leaks.
- ◆ Check doors and windows to ensure seals are still working.
- ◆ Prune and cut back trees that are top heavy or close to your home.

DECORATE SMARTER & SAVE ENERGY

Festive lights have become one of the staples of the holiday season; however, the energy it takes to power these little lights can cause you to lose your holiday cheer when the electric bill arrives in January. Consider making the transition this year to light emitting diode (LED) holiday lights. These lights are 80 percent 90 percent more efficient than traditional lights. LEDs are shatterproof, shock resistant, and cool to the touch. You can customize the settings on your timer to shut off overnight and during the daytime so the lights are only on when you and your family are home to enjoy them.

ARE YOU PICKING UP AFTER YOUR PET?

Besides being unsightly and smelly, animal waste can be hazardous to the health of our children, who play in the community, *and* to other pets. One of the most common forms of disease transmission, between dogs, is through fecal matter. **It is important to remember to, immediately, clean up after your pet.** When walking your dog, take a baggie with you to pick up waste and dispose of it properly. Thank you for your cooperation!

Happy Holidays

BOARD OF DIRECTORS:

President: Kathleen Meyer
Vice-President: Vacant
Treasurer: Mary Dean
Secretary: Chuck Bennett
Member-at-Large: Jeff Austin

NEXT BOARD MEETINGS:

February 1, 2022
6:30 P.M.
30211 Avenida De Las Banderas #120
Rancho Santa Margarita, CA
Or Via Zoom (Contact Management for
Calling Instructions)

*The final agenda will be posted at the
community bulletin board. You may
also obtain a copy of the agenda by
contacting management at
949-838-3284*

IMPORTANT NUMBERS: ASSOCIATION MANAGER:

Trisha Garite
Phone: 949.298.7898
tgarite@keystonepacific.com
Emergency After Hours:
949-833-2600

COMMON AREA ISSUES:

Bettie Blauser
Phone: 949-377-1518
E-mail:
bblauser@keystonepacific.com

BILLING QUESTIONS/ ADDRESS CHANGES/ WEBSITE LOGIN:

Phone: 949-833-2600
customer@keystonepacific.com

SUB/MASTER INFO:

SAMLARC
Phone: 949-858-1390
Website: <http://www.samlarc.org/>

The Property Manager:

Carla Galosic, 949-709-0016

Email:

Carla.Galosic@fsresidential.com

DECEMBER 2021 REMINDERS

- 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 - 2nd and 4th Fridays
- Trash Pick-Up Day - Wednesdays
Please remove trash cans from the common areas after this day.
- Board Meeting - February 1, 2022
Location: 30211 Avenida De Las Banderas #120, RSM or Zoom (Call Management for Details)
- Keystone Pacific will be closed in observance of the following holidays:
 - ◆ Christmas Eve - Friday, December 24th
 - ◆ Observance for Christmas - Monday, December 27th
 - ◆ New Year's Eve – Friday, December 31st
 - ◆ Observance for New Year's Day - Monday, January 3rd

SIGN UP FOR THE ACH PROGRAM

Save time and money and never miss a payment again! Sign up to have your assessment payments automatically debited from your checking or savings account. Please call Customer Care at 949-833-2600 or send an e-mail to: reconnect@keystonepacific.com to request an ACH application.



GET & STAY CONNECTED THROUGH KPPMCONNECTION.COM

If you haven't already enrolled, please log onto www.kppmconnection.com, to stay connected and so that we may communicate information to Homeowners quickly and easily. KPPM Connection has the tools and technology to enable you to obtain and process information faster and more freely, while providing you with Community updates via e-blast communication. You will be required to enter your 10-digit account number, which can be located in the top blue section of the billing statement under "Account ID". If you are having trouble finding your account number, or do not have a copy of your billing statement, please feel free to contact Management to assist you.

The KPPM Connection Homeowner Portal allows you to:

- Check your balance
- Check the status of an architectural application
- Submit and monitor service requests
- Make a payment via ACH (one time or ongoing)
- Make a credit card payment for a small fee
- Sign up for statements and newsletters to be sent

TRAILERS, RVs, AND BOATS

Recreational vehicles and trailers are permitted for loading and unloading purposes only. These vehicles may not be stored in driveways or on the street. They must be stored off-site or out of view, in your garage.

