

SEPTEMBER 2018

Colinas De Capistrano

www.ColinasDeCapistrano.com

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

UPDATE: CAPISTRANO UNIFIED SCHOOL DISTRICT LOT - PASEO DE COLINAS

The Capistrano Unified School District sold the vacant lot located on Paseo de Colinas, to a developer, and the area is zoned for medium density, 30 residential units and the new zoning allows for an assisted living facility.

In return, there must be a public park installed with a size between 0.5 and 1.0 acres, and the community must have access to it.

SUNPOINTE DEVELOPMENT TRAIL

The Board of Directors is in the process of speaking with the City of Laguna Niguel, regarding the access trail located between Colinas de Capistrano and the SunPointe Development property. The trail is blocked off by the SunPointe Developer because, according to the City of Laguna Niguel, the unimproved trail segment is located on private property. Because the trail is located on private property, CDC residents will not have access to the trail. During the 6/5 public hearing outcome regarding SunPointe's plan to build new homes, the City Council requested that the property owner better secure the property. With the status of the SunPointe Development application now in doubt, it appears that the property may remain in its current restricted state for the foreseeable future.

PARKING AND VEHICLE RESTRICTIONS REMINDERS

- No owner shall park, store, or keep on any street or driveway within the Association, for over twenty-four (24) hours any large commercial type vehicle including, but not limited to, any dump truck, cement mixer truck, oil, gas or delivery truck; any recreational vehicle including, but not limited to, any off-road motor vehicle, camper unit, travel trailer or motor home, except camper trucks and similar vehicles up to and including ¾ ton when used for everyday transportation and subject to approval by the Board; any bus, boat, aircraft, mobile home, any inoperable vehicle or any other similar vehicles. Any of the above mentioned items will be deemed a nuisance and may be subject to fines and towing by the Association with the owner assuming all costs.
- All trailers, campers, motor homes, boats, and similar recreational vehicles or equipment shall be parked in an enclosed garage or otherwise adequately screened from view by way of a structure approved by the Architectural Committee. Homeowners with recreational vehicles/equipment parked in excess of 24 hours for loading/unloading will be deemed in violation; will be called to a hearing and may be assessed an immediate fine.
- No owner shall conduct major repairs or major restorations of any motor vehicle, boat, trailer, aircraft, or other vehicles upon any portion of his property or anywhere in the Association except when such repair or restoration is wholly within the owner's garage, and no major repair or restoration shall be permitted if it is determined by the Board or its agent that such activity is a nuisance.

IMPORTANT PHONE NUMBERS



- 9-1-1 (emergency)
- Orange County Sheriff 949-770-6011 (non-emergency)
- Orange County Fire Authority 949-389-0055
- Animal Control: 949-470-3045 (Bobcat/Coyote sightings, dogs not on a leash, etc.)

BOARD OF DIRECTORS:

President: Philip Warth
Vice-President: Ken Mintz
Treasurer: Conrad David
Secretary: Sherri Lawrence
Member-at-Large: Elias Dawly

NEXT BOARD MEETING:

September 24, 2018, 2018
6:30 PM @ Laguna Niguel Presbyterian Church, 30071 Ivy Glenn Drive, Laguna Niguel, CA 92677

The final agenda will be posted on the community website and on the light pole at 29141 Bella Loma 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:

Greg Oymaian
Phone: 949-838-3255
Fax: 949-833-0919
goymaian@keystonepacific.com

COMMON AREA ISSUES:

Chandler Schuyler
Phone: 949-838-3269
cschuyler@keystonepacific.com

AFTER HOURS SERVICE LINE:

Phone: 949-833-2600

BILLING QUESTIONS/ADDRESS CHANGES/WEBSITE LOGIN:

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

NEIGHBORHOOD WATCH:

Please contact Merritt Johnson at mjohnson@mjanetworkconsulting.com for more information.

CITY OF LAGUNA NIGUEL WEBSITE:

<http://www.cityoflagunaniguel.org/>

SEPTEMBER 2018 REMINDERS

For after-hours association maintenance issues regarding the Colinas maintained slopes, please call 949-833-2600 to be connected with the emergency service line. Please call 9-1-1 for life-threatening emergencies.

Trash Pick-Up Day - Tuesdays

Please remove trash cans from the street and store out of view of the common area, promptly after trash pick up day.

Next Board Meeting - September 24, 2018

Laguna Niguel Presbyterian Church

30071 Ivy Glenn Drive, Laguna Niguel, CA 92677

6:30 p.m.

SIGN UP FOR COMMUNITY E-NEWS

Sign up to receive news and updates pertaining to our community association via email.

To sign up, please register from the "Update My Profile" page once you have logged into your billing account at www.kppmconnection.com

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 customer care@keystonepacific.com to request an ACH application.

JULY 23, 2018 BOARD MEETING HIGHLIGHTS

- Approval of the June 25, 2018 General Session meeting minutes.
- Acceptance of the June 30, 2018 financial statement.
- 2017/2018 Draft Audit.
- Approved a proposal to trim the trees in fuel mod areas #2 (Behind Mira Vista), #4 (Avatar/Charreadas), Zone #12 (La Cumbre, La Faldo and Del Norte) and Zone #13 (Bella Vista).
- Approved to remove four (4) declining trees on Paseo de Colinas.

LANDSCAPE UPDATE

Earthco Commercial Landscape is in the process of completing the last phase of major trimming in the fuel modification areas that were identified by the Orange County Fire Authority, which is located above Cabot Road and a portion of Paseo de Colinas.

- The irrigation system throughout the community is in need of replacement. The Board is in the process of reviewing proposals to replace the sprinklers and irrigation lines throughout the community. Three (3) areas; fuel mod area #1 (below Altura and above Villa de Cerise), fuel mod area #2 (Behind Mira Vista) and fuel mod area #4 (Avatar/Charreadas) have already been replaced with new irrigation lines and sprinklers. The Board will continue to review proposals to replace the remaining irrigation lines and sprinklers throughout the community. This will be completed in stages to ensure that the Board stays within budget.
- Tree trimming has been completed in fuel mod area #1 (below Altura and above Villa de Cerise).
- The Board approved a proposal at the July 23, 2018 board meeting to trim the trees in fuel mod areas #2 (Behind Mira Vista), #4 (Avatar/Charreadas), Zone #12 (La Cumbre, La Faldo and Del Norte) and Zone #13 (Bella Vista).
- Tree trimming will also be completed in phases to ensure the Board stays within the annual budget.

If you see a sprinkler leak or any other issues with the irrigation system, please report it to Management at; Chandler Schuyler at 949-838-3269 or cschuyler@keystonepacific.com, so that a work can be placed with the landscape company.

HOME SECURITY CHECK

Home Security Checks are provided by the City of Laguna Niguel Police Services. Homeowners may call the Crime Prevention Unit at 949-362-4305 and make an appointment for a Home Security Check.

EXTERIOR MODIFICATIONS

All exterior home modifications including front and back yard landscape, hardscape, painting, patio covers, fences, etc., require the submission of an Architectural Application for review and approval prior to commencing any work. The application requires that you submit the following:

- Review fee of \$25.00.
- A set of legible plans, specifications.
- Signatures from your surrounding neighbors
- Photos (including the front of your home), samples, & blueprints, as applicable to your modifications.

Please contact Management to obtain an architectural application and/or approved paint color schemes for Colinas de Capistrano.

You may also download an architectural application here: <https://colinasdecapistrano.com>.

You can also find the link to Dunn Edwards on the website or here: https://www.dunnedwards.com/colors/archive/color-ark_pro/colinas-de-capistrano/colinas-de-capistrano.

Keystone Pacific will be closed on Monday, September 3rd, in observance of Labor Day. Please call the after-hours number for any maintenance issues at 949-833-2600.