

MAY 2014

THE HIGHLANDS

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

FENCE REPLACEMENT PROJECT

As mentioned in the previous newsletter, there are plans in the works to replace the Association maintained wrought iron fences with a higher quality and more durable product. In addition, the old wood support posts will be replaced with long-lasting galvanized tubular-steel. Reserve funds will be used and a dues increase is not anticipated at this time.

The dates of this project have not yet been set, but all homeowners affected will be given ample notice. Please be advised that when work begins in your area, your fence may be down for up to a week and you'll need to make arrangements for any pets normally kept in the yard. The Association will be responsible to remove plants and groundcover that come from Association maintained property and homeowners will be asked to remove plants and groundcover from their side.

Homeowner owned and maintained fences are not included in this project, but the fence contractor will make themselves available to work directly with any homeowner. Contact Management if you do not know if the Association maintains your fence. Watch for further announcements regarding this project. If you have any questions or comments, you're invited to attend our next Board Meeting scheduled for Thursday, April 24 at 6:30 p.m. at the Turtle Rock Community Center.

PAINTING

Is your house in need of a fresh coat of paint? Check out the new beautiful and darker colors available at the bulletin board at the pool. Talk to your attached neighbor about whether you would both like to make the change. Please remember that a Paint Declaration and applicable forms are required before you begin your paint project. The new forms are available on the Highlands' website at www.myhoa.com/highlands.

MEMORIAL DAY POOL PARTY

Kick-off the summer at the Highlands' pool on Monday, May 26, 2014 from 2:00 p.m. to 5:00 p.m. Meet your fellow residents and Board members. Food and beverages will be served.



BOARD OF DIRECTORS:

President: Hugh Chewning
Vice-President: Don Geller
Treasurer: William Baker
Secretary: George Malouf
Member-at-Large: Neil Matsui

UPCOMING BOARD MEETINGS:

Thursday, April 24, 2014

Thursday, May 22, 2014

@ 6:30 P.M.

Turtle Rock Community Center
1 Sunnyhill
Irvine, CA 92603

WEBSITE ADDRESS:

www.myhoa.com/highlands

IMPORTANT NUMBERS:

ASSOCIATION MANAGER:

Kim Dean

Phone: (949) 838 - 3291

Emergency After Hours: (949) 833-2600

Fax: (949) 833 - 0919

E-mail: kdean@keystonepacific.com

COMMON AREA ISSUES:

Whitney Barlow

Phone: (949) 838 - 3254

wbarlow@keystonepacific.com

BILLING QUESTIONS AND ADDRESS CHANGES:

Phone: (949) 833 - 2600

customercare@keystonepacific.com

ARCHITECTURAL DESK:

Phone: (949) 838 - 3239

architectural@keystonepacific.com

INSURANCE BROKER:

State Farm General Insurance Company

Phone: (714) 289-1778

CITY OF IRVINE:

Phone: (949) 724-6000

IRVINE POLICE DEPARTMENT:

Phone: (949) 724-7000 (non-emergency)

MAY 2014 REMINDERS

Keystone Pacific Property Management -

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.

Upcoming Board Meetings:
Thursday, April 24, 2014 and Thursday, May 22, 2014
Turtle Rock Community Ctr. @ 6:30 P.M.

Trash Pick-Up Days: Fridays
Please remove trash cans from the common areas after this day.

Street Sweeping: 2nd and 4th Wednesdays

KPPM CONNECTION COMING SOON!

Keystone Pacific is excited to announce the upcoming launch of a new portal in the second quarter of 2014. Homeowners will be able to view statements and newsletters, make payments, and print account history reports from our newly designed KPPM Connection. Additional information on the release of this new dynamic portal will be coming in the next few months.

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.keystonepacific.com.

STORM WATER DRAINS & DUMPING

Please remember not to dump any materials such as oils, paints and fertilizers in the storm drains. These drains are for storm drain run off only! The City of Irvine can impose fines on the Association which means that everyone would have to pay a portion of the Code Enforcement violation fees if the person responsible cannot be determined.

EDISON STREET LIGHTS

If you notice a street light that has gone out, get the pole number (it will be indicated directly on the pole itself) and report it to Edison by calling 1-800-655-4555.

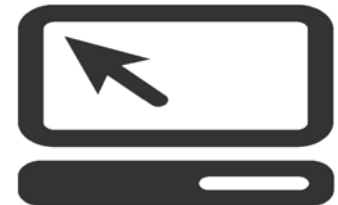
ARCHITECTURAL APPLICATIONS

The Board would like to remind our homeowners that prior to any repairs being made to the outside of your homes that involve adding or removing any features or elevations, or replacing any windows, you must first submit an application to the Architectural Committee.

WWW.MYHOA.COM/HIGHLANDS

Visit the community website to:

- Obtain the Architectural Standards
- Submit maintenance requests and address changes
- Get the latest community news and updates
- Obtain minutes, newsletters, policies and much more!



Should you have questions about the information you see on the community website or if you would like to see something added, please contact Management.