

AUGUST 2014

THE HIGHLANDS

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

FENCE REPLACEMENT PROJECT

The fence replacement project for the Association is nearing completion. Over the last 40 years, a lot has been learned. Our older fences have a "closed chamber" of bare steel tube that harbors moisture on the inside. Sprinklers, rain and the morning dew collects inside the tubes and oxidation proceeds. The failure process can start from day one.

The Ameristar fence is designed "to dry out". The rails are U-shaped downward to allow moisture to exit with gravity and start with sun and warmth. The pickets are open at the bottom to drain likewise. The 2x2 posts are open at the bottom of the concrete pour and barring a shallow water table, they dry out as the soil dries. The steel is galvanized and E-coated inside and out in an industrial process allowing for the 20-year warranty. We have a contemporary "State-of-the-Art" fence. We expect many years of service from these fences.

The Fence Committee and the Board appreciates the general cooperation the homeowners have given thus far. While this fence is in the owners backyard, the Association has the responsibility to maintain these fences on certain lots that typically adjoin Association maintained slope or land. It is not the homeowners choice to have these replaced or maintained by the Association.

Homeowner owned and maintained fences were 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. If you have any questions or comments, you're invited to attend our next Board Meeting scheduled for Thursday, July 24 at 6:30 p.m. at the Turtle Rock Community Center.

COMMITTEE VOLUNTEERS

The Board of Directors are looking for volunteers who would be interested in joining a Committee to inspect the front yard landscaping throughout the community and make recommendations to the Board of Directors. Please contact Kim Dean at Keystone Pacific Property Management at kdean@keystonepacific.com or (949) 838-3291 if you are interested in serving on a Committee.

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, July 24, 2014 @ 6:30 P.M.
Thursday, August 28, 2014 @ 6:30 P.M.
Turtle Rock Community Center
1 Sunnyhill, Irvine, CA 92603

*The final agenda will be posted at the pool area.
You may also obtain a copy of the agenda by
contacting Management at 949-838-3291.*

WEBSITE ADDRESS

www.myhoa.com/highlands

IMPORTANT NUMBERS:

ASSOCIATION MANAGER:

Kim Dean
Phone: 949-838-3291
Email: kdean@keystonepacific.com
Emergency After Hours: 949-833-2600
Fax: 949-833-0919

COMMON AREA ISSUES:

Whitney Barlow
Phone: 949-838-3254
wbarlow@keystonepacific.com

BILLING QUESTIONS/ ADDRESS CHANGES/ WEBSITE LOGIN:

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

ARCHITECTURAL DESK:

Phone: 949-838-3239
architectural@keystonepacific.com

INSURANCE BROKER:

State Farm General Insurance Company
7622 E. Chapman, Suite B, Orange, CA 92869
Phone: (714) 289-1778
Fax: (714) 289-0491

AUGUST 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

■ Street Sweeping: 2nd and 4th Wednesdays

■ Trash Pick-Up Days: Fridays

Please remove trash cans from the common area after this day.

■ Upcoming Board Meetings:

Thursday, July 24, 2014

Thursday, August 28, 2014

6:30 PM

Turtle Rock Community Center

1 Sunnyhill, Irvine, CA 92603

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.

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.

PAINTING

Is your house in need of a fresh coat of paint? Check out the 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.

Please go the Highlands' website at www.myhoa.com/highlands for the most updated forms. Please contact Kim Dean at Keystone Pacific at kdean@keystonepacific.com or (949) 838-3291 with any questions.

CITY INFO: PET LICENSES

All dogs age four (4) months and older living in the City of Irvine are required to have and wear a city-issued license. (Cat licensing is optional). A license provides identification in case your dog is lost, and keeps the community safe by ensuring that all dogs are vaccinated against rabies. Licensing fees constitute a primary source of support for the homeless animals at the Irvine Animal Care Center. You can license your pet by visiting the shelter in person, calling them at (949) 724-4441 or downloading a license application from their website at www.irvineshelter.org.

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.