

October 2015

WINDWOOD FOREST

www.windwoodforest.org

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

CURRENT PROJECTS

- The Board continues to repair homeowner's units as we receive the work order reports on the website.
- Additional homeowner balconies have been scheduled to be repaired.
- The perimeter block walls are being inspected for repairs.
- The Board continues to address the landscaping concerns throughout the community.
- The Board is looking into a more secure option for keeping the gates locked at the pool and keeping non-homeowners out of the pool area.

SEPTEMBER RECAP



- The Board met with a termite vendor to discuss termite treatment and tenting options. The Board also met with a new lighting vendor to discuss installing light fixtures in the darker areas of the community.
- The Board approved May 31, 2015 draft audit prepared by Inouye Shively Longtin & Klatt.
- Two more dead trees in the community were removed and the plant material along the edges of the community has been trimmed and thinned out.

WEBSITE INFO WWW.WINDWOODFOREST.ORG

VIEW:

- Newsletters
- Governing Documents
- HOA Statement

SUBMIT:

- Change of Address
- Maintenance Request
- Violation Form
- Volunteer Form

DOWNLOAD:

- Architectural Application



BOARD OF DIRECTORS:

President: Shelley Nakasone

Vice-President: Irene Tsao

Treasurer: Sheri Snyder

Secretary: Doug Thornburg

Member-at-Large: Sioux Van Foecken

NEXT BOARD MEETING:

Tuesday, September 1, 2015

6:30 P.M. @ the Community Pool

The final agenda will be posted at the community pool. You may also obtain a copy of the agenda by contacting management at 949-838-3261

IMPORTANT NUMBERS:

SANTA ANA POLICE:

714-834-4211 (non-emergency)

DEFENSE PATROL:

714-646-9145

GRAFFITI REMOVAL:

877-786-7824

ANIMAL CONTROL:

714-245-8792

SHOPPING CART REMOVAL:

888-233-2278

HAPPY HALLOWEEN

October 2015 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.
- Free TV & E-Waste Pick-Up - <http://www.ocgoodwill.org/business-services/e-waste>
- Free Appliance Pick-Up - <http://appliancepickupoc.com/>
- Trash pick up days are Tuesdays and Friday. If the dumpster is filled above the designated fill level the refuse vendor will charge the Association. Please do not fill any dumpster above the fill line.
- Do not leave bulk items at the dumpsters without first contacting Waste Management at 714-558-7761 to schedule a pick up.

WINDWOOD FOREST CC&R REMINDER

- No living element of any Residence shall be used for any purpose other than single-family residential purposes. No gainful occupation, profession, trade or other non-residential use shall be conducted within the Project or the Association Properties; provided, however, that nothing in this Declaration shall prevent the rental of a Condominium by the Unit Owner thereof for Residential purposes, subject to all the provisions of the Windwood restrictions.

Community Lighting Project: **Thank you for your patience!** Keystone and the Board are working diligently to address security lighting concerns especially around the perimeters of the community and back of buildings. We are in the process of getting proposals from three potential vendors.

Violations: Any resident (owner or renter) may submit a violation via website windwoodforest.org. Submitting a violation notifies Keystone as to a new violation or recurring violation so it can be addressed with the owner in regard to CC&Rs and Community Rules thereby maintaining property values and quality of life for all residents. If you are unable to access or use the community website, please contact Keystone for assistance. It is the policy of the WFHOA Board of Directors to perform due diligence to verify a violation prior to notifying unit owner. Resident submitting violation may choose to remain anonymous.

Maintenance Requests: For all maintenance issues and common area concerns, **please submit a Maintenance Request via website windwoodforest.org.** This ensures your request has been documented and logged for addressing by Keystone. If you are unable to access or use the community website, please contact Keystone for assistance.

Contact Info:

Association Manager:

Bryn Kirkpatrick

949-838-3261

bkirkpatrick@keystonepacific.com

Common Area Issues:

949-838-3273

Billing Questions:

949-833-2600

customercare@keystonepacific.com

Pool Keys:

949-838-3273

