

JUNE 2017

# WINDWOOD FOREST

www.windwoodforest.org



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

## I SPY A GOOD NEIGHBOR!

Windwood Forest is continuing a new monthly feature. Nominate your fellow Windwood Forest residents in recognition of good deeds and neighborly behavior.

This month's honor goes to: **JUANITA RUVALCABA**  
Thank you Juanita, for giving a cold bottle of water to a Waste Management worker on a hot day.

## JUNE 2017 REMINDERS

### TRASH PICK UP DAYS

- Tuesday and Friday
- Do not fill over fill line
- Refuse vendor cost to HOA for overfill is \$42.80.



### DISPOSAL OF LARGE ITEMS

- ◆ Do not leave bulk items at the dumpsters without first contacting Management at 949-838-3269 to schedule a pick up.
- ◆ Homeowners are responsible for contacting Management to schedule a pick up and absorbing the cost of \$42.80.
- ◆ Please put a sign on bulk items left at the dumpster, so Management knows a pick-up has been scheduled.
- ◆ If you witness someone leaving items at the dumpster illegally, please contact Management.

### AFTER HOURS EMERGENCY!

- \* For after-hours emergency maintenance issues, please call 949-833-2600.
- \* Follow the prompts to be connected to Emergency On Call Service.
- \* Please call 9-1-1 for life threatening emergencies.
- \* All non-Association emergencies should go through the local authorities, police, fire.

### WFHOA INFORMATION SITES:

www.windwoodforest.org and Keystone Pacific Property Management, LLC are the only official sources to receive WFHOA information.



### BOARD OF DIRECTORS:

**President:** Shelley Nakasone

**Vice-President:** Irene Tsao

**Treasurer:** Sheri Snyder

**Secretary:** Doug Thornburg

**Member-at-Large:** Reyes Vazquez

### NEXT BOARD MEETING:

**Tuesday, June 6 2017**

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 949-430-5849*

### IMPORTANT NUMBERS:

**SANTA ANA POLICE:**

714-834-4211 (non-emergency)

**OC PATROL:**

800-525-1626

[parking@oc-patrol.com](mailto:parking@oc-patrol.com)

[www.permitmycar.com](http://www.permitmycar.com)

**GRAFFITI REMOVAL:**

877-786-7824

**ANIMAL CONTROL:**

714-245-8792

**SHOPPING CART REMOVAL:**

888-233-2278



## RULE OF THE MONTH

### S. Vehicles and Parking

- ◆ The speed limit for WFHOA is a maximum of 15 miles per hour.
- ◆ Any vehicle parked in an alleyway or parked in a red zone may be subject to immediate TOWING at vehicle owner's expense.
- ◆ Any vehicle in violation of any parking rules may result in towing at vehicle owner's expense and revocation of parking permits, in addition to fines imposed.

**WATCH FOR SPEED BUMPS!**

## PARKING PERMITS

For the safety and availability of parking for all of the WFHOA residents, the parking program is in effect!

- WFHOA is private property with no public parking.
- Parking in WFHOA is for residents, their guests and vendors.
- Permits are in effect! Your vehicle needs to display the proper permit, or it is subject to citation or tow.
- To Safe List a guest vehicle between 12:00 am to 6:00 am: [www.permitmycar.com](http://www.permitmycar.com).
- Guest vehicles may be safe-listed up to 5 x in a 30 day period.
- Parking permit application: [parking@oc-patrol.com](mailto:parking@oc-patrol.com).
- Application for permit is \$50.00 payable to OC Patrol at the time the vendor is scheduled to place the permit on the vehicle.
- Permits are issued for a specific vehicle registered to an WFHOA address.
- Vehicles may not remain parked in same location for more than 72 consecutive hours or it is subject to tow.
- Contact OC patrol for parking issues only!

## ARCHITECTURAL APPLICATION

Architectural Application – Required for all exterior modifications including but not limited to:

- ◇ Screen doors
- ◇ Windows
- ◇ Satellite dishes
- ◇ Patio areas

[Architectural@keystonepacific.com](mailto:Architectural@keystonepacific.com)



## JUNE DATES

June 14th – Flag Day  
 June 18th Father's Day  
 June 21st– First Day of Summer



### Contact Info:

#### Association Manager:

Elizabeth Reed  
 949-430-5849  
[ereed@keystonepacific.com](mailto:ereed@keystonepacific.com)

#### Common Area Issues:

Lilly Luong  
 949-838-3269  
[lluong@keystonepacific.com](mailto:lluong@keystonepacific.com)

#### Billing Questions:

949-833-2600  
[customercare@keystonepacific.com](mailto:customercare@keystonepacific.com)

#### Emergency After Hours:

949-833-2600

#### Pool Keys and Fobs:

949-838-3269



FARMERS



Member of  
Presidents Council

**Greg Lerum Insurance Agency**  
Greg Lerum  
302 N. El Camino Real, Ste. 118  
San Clemente, CA 92672  
Bus: 949-492-7331  
Fax: 949-498-1016  
Lic#0611041  
GLERUM@FARMERSAGENT.COM

05/01/2017

Dear Windwood Forest owner:

The board of directors of Windwood Forest HOA has contracted on behalf of its members to change insurance carriers for the master homeowner association policies. Effective 04/09/17, the building and liability insurance have been placed by my office through the Farmers Insurance Group of Companies.

It is pertinent to provide you with general information about the new association policy and your responsibility to carry a personal plan to supplement the master program.

The Association policy generally covers the association structures (with a \$5,000 per occurrence deductible) and the association's common area liability. You, the unit owner, are responsible for securing a policy to cover your personal property, personal liability, and that portion of the structure for which you may be responsible (per the verbiage in the association's C.C.&R's). Please note that a unit owner may be responsible for the \$5,000 association policy deductible with regard to a covered claim for damage to the interior of their unit.

This is not as severe as it may sound as coverage for these personal exposures is available through a standard condo/townhome unit-owners personal policy. Coverages you should consider are as follows:

- 1) Personal Contents coverage to full replacement value
- 2) Personal Liability to limits as recommended by your agent—Consider at least \$500,000
- 3) Loss Assessment coverage—Consider at least \$25,000
- 4) Building Property Coverage (designed to participate in claims for damage to a portion of the interior of your unit for which you may be responsible, including the association policy deductible).  
Consider at least the value of your personal upgrades, including flooring, plus \$5,000.
- 5) At your discretion, an individual earthquake coverage option.

It is extremely important to understand that individual unit-owner insurers vary greatly in how they handle claims for individual units. Please consult your agent. My office would be happy to assist you in securing unit-owner policy information. The message must be very clear. Whether you insure with my office or any other agent or company, **please do not go uninsured, under-insured, or improperly insured.**

Please feel free to contact my office any time.

Sincerely,

Greg Lerum

*Members of the Farmers Presidents Council are a select group of agents and district managers who demonstrate expertise in providing insurance to the American public*

**GREG LERUM INSURANCE AGENCY**

302 N El Camino Real #118

San Clemente, CA 92672

Ph: (949)492-7331

Fax: (949)498-1016

**IN ORDER TO PROVIDE YOUR LENDER WITH AN UPDATED EVIDENCE  
OF INSURANCE, PLEASE COMPLETE AND RETURN**

(FAX: (949)498-1016; MAIL; OR EMAIL [Ineedacert@gmail.com](mailto:Ineedacert@gmail.com))

NAME(s) \_\_\_\_\_  
ADDRESS \_\_\_\_\_

MAILING  
ADDRESS \_\_\_\_\_

PHONE HOME \_\_\_\_\_ WORK \_\_\_\_\_

EMAIL \_\_\_\_\_

1<sup>ST</sup> MORTGAGE  
ADDRESS \_\_\_\_\_

LOAN # \_\_\_\_\_  
LENDER FAX# \_\_\_\_\_

2<sup>ND</sup> LOAN  
(if any) \_\_\_\_\_

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**FOR AN INDIVIDUAL CONDO-UNIT OWNER POLICY PROPOSAL**

1. Value of Personal Property: \_\_\_\_\_
2. Value of Flooring: \_\_\_\_\_
3. Birthdate(s): \_\_\_\_\_
4. Central Burglar Alarm? Yes \_\_\_\_\_ No \_\_\_\_\_
5. Autos Insured by \_\_\_\_\_ Insurance Company
6. Any personal "Home" claims in the last 3 years? Yes \_\_\_\_\_ No \_\_\_\_\_