

March 2016

WINDWOOD FOREST

www.windwoodforest.org

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

FEBRUARY RECAP

- The January 5, 2016 and January 19, 2016 Meeting Minutes were approved.
- The December 31, 2015 Financial Statement was accepted.
- The 2016-2017 reserve study was approved.
- 2609 W. Northwood – Antis Roofing repaired a leak.
- The Board completed their second round of revisions for the proposed Rules and Regulations.
- Angelo Termite & Construction continues to perform interior and exterior termite inspections.
- 2605 W. Northwood – ServiceFirst Restoration was approved to complete the build back repairs needed.
- 2702 W. Meadowood – A2Z Plumbing was approved to install four new water meters for this building.

WINDWOOD FOREST WEBSITE

During the month of January we had a technical error on the Windwood Forest website and some maintenance requests/violation reports were not received by Management. We apologize for this inconvenience and continue to make improvements. If you submitted during January and did not receive a response, please resubmit your report or request.

WEBSITE INFO WWW.WINDWOODFOREST.ORG

VIEW:

- Newsletters
- Governing Documents
- HOA Statement



SUBMIT:

Please note that these items are now listed under "Forms" under the "Association" tab on the home page.

- 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 Foeken

NEXT BOARD MEETING:

Tuesday, March 1, 2016

6:00 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)

OC PATROL:

800-525-1626

GRAFFITI REMOVAL:

877-786-7824

ANIMAL CONTROL:

714-245-8792

SHOPPING CART REMOVAL:

888-233-2278



March 2016 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 & EWaste 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 Management at 949-838-3261 to schedule a pick up. Homeowners are responsible for contacting Management to schedule a pick up and absorbing the cost. Please put a sign on bulk items left at the dumpster so Management knows a pick up has been scheduled.

CC&R REMINDERS

- In accordance with the provisions of the Declaration, the Association shall have the responsibility of administering the Project and the Association Properties, approving the annual budget, establishing and collecting all assessments applicable to the Project and the Association Properties, and arranging for overall architectural control of the Project.
- 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.

NEIGHBORHOOD WATCH COMMITTEE

You may recall that we asked homeowners to come to the pool area before the February meeting if they were interested in forming a Neighborhood Watch Committee. Unfortunately, we did not obtain enough interest to form a committee at this time. If you were not available to attend, and are interested in being part of a Neighborhood Watch Committee, please email the Property Manager, Bryn Kirkpatrick, at bkirkpatrick@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 customercare@keystonepacific.com to request an ACH application.

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

