

**FEBRUARY 2020**

# **GREEN GLEN NEIGHBORHOOD ASSOCIATION**

[www.GreenGlenHOA.org](http://www.GreenGlenHOA.org)

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



## **COMMUNITY UPDATE**

### **TRASH CANS**

During the most recent inspection, management noted a large percentage of the units were in violation of the CC&R Trash Policy. Compliance is mandatory and Owners must instruct their tenants. Failure to comply WILL result in the assessment of monetary fines.

### **ARTICLE II, SECTION 2.8**

**2.8. TRASH.** Trash shall be disposed of in containers designated by the Association. Storage of building materials, refuse or any other materials in the Properties is prohibited. No clothing, fabrics or unsightly articles may be hung, dried or aired on the Properties so that it is visible from other Residences or the street. Articles which are unsightly may be defined in the Rules and Regulations. No trash may be kept or permitted upon the Properties or on any public street abutting or visible from the Properties except in containers located in appropriate areas screened from view. Such containers may be exposed to the view of neighboring Condominiums only when set out at a location approved by the Design Review Committee for a reasonable period of time (not to exceed twelve (12) hours before and after scheduled trash collection hours).

### **TENANTS REMINDER**

If you are currently renting or leasing out your home, please remember that your tenants and their actions are your responsibility. Remind your tenants of the provisions of the Association's Governing Documents. It is a good idea that you give them a copy of the Rules and Regulations and all pertinent notices.

### **COMMUNITY WATCH**

If you notice suspicious behavior within the community, please contact the Orange County Sheriff's Department at (949)-770-6011. For emergencies always call 9-1-1.

#### **BOARD OF DIRECTORS:**

**President:** Tony Crowell  
**Vice-President:** Vacant  
**Treasurer:** Ian MacKinnon  
**Secretary:** Will Bohensky  
**Member-at-Large:** Joe Rossi

**Landscape Committee:** Ian MacKinnon

#### **IMPORTANT NUMBERS:**

##### **ASSOCIATION MANAGER:**

Timothy Maw  
Phone: 949-430-5845  
[tmaw@keystonepacific.com](mailto:tmaw@keystonepacific.com)

##### **COMMON AREA**

##### **ISSUES/ASSOCIATE MANAGER:**

Carly Hoffman  
Phone: 949-508-0567  
[choffman@keystonepacific.com](mailto:choffman@keystonepacific.com)  
**Emergency After Hours:**  
949-833-2600

##### **BILLING QUESTIONS/ ADDRESS CHANGES/ WEBSITE LOGIN:**

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

##### **POOL ENTRY:**

949-508-0567 or 949-833-2600

##### **ARCHITECTURAL APPLICATIONS**

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

##### **ONLINE PORTAL:**

[www.kppmconnection.com](http://www.kppmconnection.com)  
for online access to your account

##### **INSURANCE BROKER:**

ARR—Jon Crain  
[jcrain@ar-ins.com](mailto:jcrain@ar-ins.com)  
830 Roosevelt, Suite 200  
Irvine, Ca 92620  
(949) 373-8426

## FEBRUARY 2020 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.

Street Sweeping Day - 2nd and 4th Tuesday of every month.

Trash Pick-Up Day - Every Friday

Please remove trash cans from the common areas twelve (12) hours after pick-up.

Next Scheduled Board Meeting—February 26, 2020, 5:00 P.M. ,  
16775 Von Karman Ave., Suite 100, Irvine, CA 92606

### A MEMBERS RIGHT TO PRIVACY

California Civil Code allows a member to request to be removed from the membership list to prevent release of their private contact information to a member requesting the membership list. In order to opt-out of the membership list, you must notify the Association in writing. If you choose to opt-out of sharing your name, property address, email address and mailing address under the membership list, the opt-out designation shall remain in effect until changed by you, by written notification to management. If you wish to opt-out, please complete the Opt-Out Form on our website at: <http://www.kppm.com/forms/opt-out.php>.

### IMPORTANT PHONE NUMBERS

- Irvine Police 949-724-7000 (non-emergency). 9-1-1 for emergencies
- Orange County Fire Authority 714-573-6000.
- Irvine Animal Services: 949-724-7092. Bobcat/Coyote sightings.

### COMMUNITY UPDATE

#### GARAGE USE AND PARKING REMINDERS - TOWING

As a reminder, please utilize your garage for its intended use of parking your vehicles. Parking on the street should be used for guests only or if you have more than two vehicles. Please park with the flow of traffic and do not park in front of your garage. Storing a vehicle in the community is against the *CC&Rs and Rules and Regulations of Green Glen Neighborhood Association*. If you have a vehicle that is inoperable, please store it in the garage. Vehicles stored for more than 96 hours on the streets are subject to immediate tow at the owners expense. Homeowners, please be sure your tenants adhere to the *CC&Rs and Rules and Regulations*.

#### SMOKING IN THE COMMUNITY

Please be mindful of your neighbors when smoking in the community. Some may have allergies or just a strong aversion to cigarette smoke. Also, if the smoke from a neighbor has become a concern, respectfully let them know, as they may be unaware of the situation.

#### GARAGE DOORS

Please remember the HOA rules state you must keep your garage door closed when you are not driving in or out.

#### KEYSTONE PACIFIC OFFICE CLOSED

Keystone Pacific will be closed on Monday, February 17, 2020 in observance of President's Day!