

MARCH 2020

GREEN GLEN NEIGHBORHOOD ASSOCIATION

www.GreenGlenHOA.org

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



COMMUNITY UPDATE

TRASH CANS

We are still having a major issue with trash cans! During the most recent inspection on 02/10/2020, Management noted that many of the units are still 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

COMMON AREA

ISSUES/ASSOCIATE MANAGER:

Carly Hoffman
Phone: 949-508-0567
choffman@keystonepacific.com
Emergency After Hours:
949-833-2600

BILLING QUESTIONS/ ADDRESS CHANGES/ WEBSITE LOGIN:

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

POOL ENTRY:

949-508-0567 or 949-833-2600

ARCHITECTURAL APPLICATIONS

architectural@keystonepacific.com

ONLINE PORTAL:

www.kppmconnection.com
for online access to your account

INSURANCE BROKER:

Greg Lerum Insurance
Jeannine@
gregleruminsurance.com
(949) 492-7331
302 N El Camino Real, #118
San Clemente, CA 92672

MARCH 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.

ASSOCIATION POLICIES

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.

COMMON AREA TRASH BINS

Unit Owners and Residents are reminded to be courteous when using the common area trash bins. Recent inspections have revealed that the common area trash bins provided for your convenience have been stuffed to overflowing , and with some unauthorized bulk materials. Personal Touch is contracted to service the common area trash bins as follows...

WINTER MONTHS (October—April) Mon., Wed., and Fri. on a weekly basis.

SUMMER MONTHS (May –September) Mon., Wed., Fri., Sat., and Sun. on a weekly basis.