

DECEMBER 2021



Hillcrest Herald

www.hillcrestatnohlranch.com



THE KEYSTONE OFFICES WILL BE CLOSED IN OBSERVANCE OF THE HOLIDAY SEASON:

Christmas — Friday, December 24th
Monday, December 27th

New Year's Day — Monday, January 3rd



Associate:

Please welcome George Bahbah as the new associate for Hillcrest at Nohl Ranch, who will handle gate remotes, DwellingLive, and maintenance work orders. You may contact him at gbahbah@keystonepacific.com or 949-508-1113.

Party lists:

If you are hosting a party and expecting 12 or more vehicles, you must submit an alphabetical guest list to the gate or advise the guard that your guest list has been entered into DwellingLive at least 24 hours prior to the scheduled event.

For larger parties of 25 or more vehicles, the resident must submit an alphabetical guest list or advise the guard that you have entered your guest list into DwellingLive at least 72 hours prior to the event and pay for an additional gate officer for a minimum of four (4) hours to facilitate guest entry.

If you do not make prior arrangements with the Post Commander for an additional officer, one will be dispatched on an emergency basis, that additional cost will be charged to the resident host, and the resident may be fined for non-compliance.



BOARD OF DIRECTORS:

Tom Clements — President
Carolyn Becker — Vice-President
Vijay Gulati — Treasurer
Greg Castro — Secretary
Laurie Griffiths — Member at Large

BOARD MEETINGS:

1st Tuesday monthly at 5:30 p.m.

Trinity Lutheran Church,
4101 E. Nohl Ranch Rd., Anaheim
and via Zoom.

The agenda will be posted at the guardhouse and community website 4 days prior. You may also obtain a copy of the agenda by contacting management at ksteines@keystonepacific.com or (949) 838-3280.

IMPORTANT NUMBERS:

ASSOCIATION MANAGER:

Karen Steines, CMCA, AMS
Phone: 949-838-3280
Fax: 949-377-3309
ksteines@keystonepacific.com

Emergency After Hours:

(949)833-2600

COMMON AREA ISSUES, EXTRA KEY FOBS & GATE REMOTES:

George Bahbah
gbahbah@keystonepacific.com
Or (949)508-1113

BILLING QUESTIONS/ ADDRESS CHANGES/ WEBSITE LOGIN:

Phone: 949-900-1104
customercare@keystonepacific.com

ARCHITECTURAL DESK:

architectural@keystonepacific.com

INSURANCE BROKER:

Armstrong/Robitaille/Riegle
830 Roosevelt, Suite 200
Irvine, CA 92620
Phone: (949) 381-7700

GUARD HOUSE:

Phone: 714-637-3514

DWELLINGLIVE:

www.dwellinglive.com

REMINDERS:

- * Holiday decorations (Christmas, New Years, Easter, Fourth of July, Halloween, Thanksgiving, etc.) shall be removed no later than two weeks after said holiday.
- * Excluding holidays, trash pick-up is one time per week. Trash is to be set out no earlier than the evening before the pickup and empty containers are to be taken off the street no later than the evening of trash pickup day.
- * No trash cans may be stored in view of the common areas.
- * Extra rubbish collection (large objects) is available by calling the Sanitation Division of the City of Orange.



Christmas Tree Pickup

Christmas trees may be recycled by cutting them into small sections and placing them in the waste cart. Residents may also take advantage of the free Christmas tree collection program by placing their tree on the ground next to their collection containers on their regular collection day during the 2-week period—**December 27 through January 4**. Trees taller than 6 feet should be cut in half. Flocked trees are not recyclable and must be collected as a bulky item.

The following options are available for tree disposal after January 7:

- Christmas trees will be accepted at no charge at Republic Services Regional Recycling Complex located at 1131 N Blue Gum St. in Anaheim, through January 31.
- Cut your tree into small pieces to fit in your brown yard waste container.
- Schedule a bulky item collection .

Prepare your tree for recycling

- Remove all ornaments, tinsel and garland
- Remove the tree stand
- Cut tree into 4-foot lengths

REMINDERS!

- ♦ Keystone is open from 9 am to 5 pm, Monday to Friday.
- ♦ 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 Friday of each month
- ♦ Trash Pick-Up Day - Monday
Please remove trash cans from the common areas after this day.

Merry Christmas

**KPPM CONNECTION**

KPPM Connection is an online tool that offers enhanced homeowner services.

- Make online payments
- View current and previous statements and billing inserts
- Print account history reports
- View open violations and work orders
- Update enhanced email notification features— sign up for eblasts under 'notification settings' and by choosing 'community updates'.

Please visit www.kppmconnection.com and log in using your email address and password. If you have not registered, please have your billing statement available to enter information. If you need assistance, please contact Customer Care at (949) 833-2600 or customercare@keystonepacific.com.

EMERGENCY REPORTING

When you need to report suspicious activity (during or after business hours) please **DO NOT CALL THE GUARDS FIRST!**

Suspicious activity should be reported first to the police! Then you may call the guard to report what you have done so an incident report may be written up and the Association can then track and quantify these incidents. **The Association may then send out an email blast advising owners of the incident. Thank you!**

APPLICATION FOR CANDIDACY FOR THE BOARD OF DIRECTORS

Dear Homeowner:

The Annual Election will be held in . If you are interested in serving on the Board, please complete this application and return it to **KEYSTONE** by 5:00 PM on . For specific candidate qualifications, please contact Management for a copy of your community's Election Rules.

Members are encouraged to confirm their personal contact information by the deadline set forth for submitting nominations to ensure that Members have an opportunity to review their personal information at least thirty (30) days before ballots are mailed.

NAME: _____

(Note: Be sure to complete and return verification information on page 2 of this application)
Candidacy statement needs to be kept to one page. Please type in the information requested below.

WHY WOULD YOU LIKE TO SERVE AS A BOARD MEMBER?

WHAT IS YOUR BACKGROUND?

WHAT IS YOUR VISION FOR THE COMMUNITY AND WHAT WOULD YOU LIKE TO ACCOMPLISH DURING YOUR TERM OF OFFICE?

PLEASE NOTE: PER CALIFORNIA CIVIL CODE SECTION 5105(a), A COPY OF THIS FORM MAY BE INCLUDED WITH THE OFFICIAL BALLOT. THE CANDIDATE/MEMBER IS SOLELY RESPONSIBLE FOR THE CONTENT OF THIS COMMUNICATION. THE ASSOCIATION DOES NOT EDIT OR REDACT ANY CONTENT

APPLICATION FOR CANDIDACY FOR THE BOARD OF DIRECTORS

HOMEOWNER VERIFICATION INFORMATION

ADDRESS: _____

WORK PHONE NUMBER: _____

HOME PHONE NUMBER: _____

CELL PHONE NUMBER: _____

E-MAIL ADDRESS: _____

I, _____, hereby certify that the information above is true and correct and that I have not been convicted of a crime which, if elected, would either prevent the Association from purchasing fidelity bond coverage required by California Civil Code section 5806 or terminate the Association's existing fidelity bond coverage.

Signature: _____ Date: _____

To request an electronic copy of the Candidacy Application, please contact reconnect@keystonepacific.com.

Completed Candidacy Applications must be submitted to reconnect@keystonepacific.com or to the following address before the deadline: