

September 2019

# HUNTINGTON CONTINENTAL TOWN HOUSE ASSOCIATION

www.huntingtoncontinental.com

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



## SWIM DIAPERS MUST BE WORN BY EVERY CHILD WHO HAS NOT YET BEEN TOILET TRAINED.

- OWNERS ARE RESPONSIBLE FOR THE ACTIONS OF THEIR TENANTS.
- IF YOUR TENANT HAS YOUNG CHILDREN, CONTACT THEM TODAY AND CONFIRM THEY UNDERSTAND THE REQUIREMENT FOR SWIM DIAPERS.
- OWNERS RESPONSIBLE FOR FECAL CONTAMINATION IN THE POOL WILL BE ASSESSED FOR THE \$150 TO \$600 CLEANING COST, PLUS POSSIBLE FINES.
- FECAL CONTAMINATION POSES A HEALTH RISK TO ALL RESIDENTS AND MUST BE AVOIDED.

## PAYMENT ADDRESS CHANGE AS OF OCTOBER 1, 2019

- ◆ **Mail in Checks** — If you mail in your assessment payment every month, you will simply use the October 1st Statement mailed or emailed to you.
- ◆ **Auto Pay on KPPM Website** — If you use the Automatic Payments on Keystone's website, your payments will be automatically directed to the new payment location.
- ◆ **Auto Pay Through Your Own Bank** — If you have set up automatic payments through your own bank, **YOU WILL HAVE TO CONTACT YOUR BANK AND CHANGE THE PAYMENT ADDRESS. OTHERWISE, THE ASSESSMENTS WILL NOT BE RECEIVED AND YOU WILL INCUR A DELINQUENCY.** Please consider setting up Auto Pay on the Keystone Website at <https://kppmconnection.com/Account/Login>.

President: Jean West  
Vice-President: Kiel Huntoon  
Treasurer: Suman Ghosh  
Secretary: Maria Hornyak  
Member-at-Large: Angela Rickard

**NEXT BOARD MEETING:**  
Monday, September 23, 2019  
6:30 P.M. at the Clubhouse  
19801 Brookhurst St.  
Huntington Beach, CA 92646

The final agenda will be posted at the community bulletin board. You may also obtain a copy of the agenda by contacting management at 949-838-3210.

**ASSOCIATION MANAGER:**  
Bonny Somers, CMCA  
Phone: 949-838-3210  
bsomers@keystonepacific.com  
Emergency After Hours: 949-833-2600  
Fax: 949-833-0919

**For Termites, Bees, Light Replacement,  
and Maintenance Requests:**  
Angelique Smith: 949-838-3246  
asmith@keystonepacific.com

**BILLING QUESTIONS/ ADDRESS  
CHANGES/ WEBSITE LOGIN:**  
Phone: 949-833-2600  
customercare@keystonepacific.com

**ARCHITECTURAL SUBMITTALS:**  
architectural@keystonepacific.com

**INSURANCE BROKER:**  
Roy Palacios Insurance  
26081 Merit Cr. Suite 101  
Laguna Hills, CA 92653  
(949) 582-0964  
Fax (949) 582-0655

**CALIFORNIA COASTAL  
PATROL (CCP) -**  
On-site Phone:  
(714) 340-6630

**REPUBLIC SERVICES:**  
(714) 847-3581

## September 2019 REMINDERS

- Keystone Pacific Closed in Observance of Labor Day - Monday, September 2nd.
- Street Sweeping Day - Second & Fourth Fridays.
- Trash Pick-Up Day - Fridays.  
Please remove trash cans from the common areas after this day.
- Board Meeting: Monday, September 23, 2019 @ 6:30 p.m. Meetings are held in the Clubhouse.
- Location: Clubhouse, 19801 Brookhurst St., Huntington Beach, CA.

## DO YOU HAVE A NEIGHBOR COMPLAINT?



**All neighbor complaints must be documented in writing. Phone calls to report violations are not accepted. The violation must be documented by a photo or video. Please contact your Community Manager, Bonny Somers via email at [bsomers@keystonepacific.com](mailto:bsomers@keystonepacific.com).**

## DO NOT USE SOAP OR SHAMPOO IN THE POOL OR SPA!!

The soap counteracts the chemicals and ruins the equipment. This practice requires special cleaning and repairs at a cost to the Association. Please report this activity including the time and date to Management, if you witness it. Please advise your tenants that this practice causes damage to the common area and is subject to fines. The owner can be assessed for the repair and cleaning cost as well.



## NEW PARKING PERMITS REQUIRED TOWING POLICY IN FORCE



One new parking permit per household was sent to each owner via certified mail in May. A number of owners did not pick up these certified envelopes and they have been returned to Keystone Pacific. Owners are responsible to provide these items to their tenants. Replacement pool key cards or parking permits are \$150.00 each. If you have not received these items, please email your Community Manager at [bsomers@keystonepacific.com](mailto:bsomers@keystonepacific.com).

The new parking permits are red and look like the graphic to the left. The Patrol Company will tow vehicles without the current parking permit according to the Community Rules. This new parking permit is required to park in the eighty-five (85) numbered open spaces, on a first-come, first-served basis.

No parking permit is required to park in the assigned carport for your townhome. No parking permit is required to park on the City streets which have a curb within the Community.

## Do You Have Questions for the County of Orange?

A representative from the County will be joining Homeowners Forum at the September Meeting. Join the Forum to voice your concerns or ask any questions you may have regarding County services and programs.

**PICK UP AFTER YOUR PET EVERY TIME!**  
**Violators are subject to fines under the Rules!**





**Huntington Continental Town House Association  
Owner Notice Disclosure (Civil Code section 4041)**

California law requires Owners in a community association to provide the following information to the association on an annual basis. **If the below contact information has changed**, please complete and return this form to Keystone Pacific Property Management, LLC at the address shown below or send the completed form to [forms@keystonepacific.com](mailto:forms@keystonepacific.com) no later than October 31st.

**Owners Name** \_\_\_\_\_

**Property Address** \_\_\_\_\_

**Owner Phone #** \_\_\_\_\_ **Owner Email** \_\_\_\_\_

**\*ITEMS 1-6 NEED TO BE COMPLETED. IF NOT APPLICABLE, PLEASE INDICATE N/A**

1. Address or Addresses to which notices from the association are to be delivered:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

2. Any alternate or secondary address to which notices from the association are to be delivered:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

3. The name and address of your legal representative, if any, including any person with power of attorney or other person who can be contacted in the vent of your extended absence from your property:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

4. Your property is (please check one):                      Owner occupied                      Rented out

If your property is rented out, please provide the following information:

Name of Tenant(s): \_\_\_\_\_

Phone Number: \_\_\_\_\_

Email Address: \_\_\_\_\_

5. Is your property developed, but vacant (please check one)?:                      Yes                      No

6. Is your property undeveloped land?                      Yes                      No

**Please return this form to:  
Huntington Continental Town House Association  
c/o Keystone Pacific Property Management, LLC  
16775 Von Karman Ave, Suite 100, Irvine, CA 92606**