

FEBRUARY 2018

# RIDGEMOOR HOMEOWNERS ASSOCIATION

www.ridgemoorhoa.com

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

## WROUGHT IRON FENCE PROJECT

The wrought iron painting project is in progress. Please remember to clear your fence of any plant material before the painters arrive. The painters are distributing flyers the week before your fence is due to be painted.

Please see previous newsletters for additional information.

## REPORT STREETLIGHT ISSUES

Streetlight maintenance issues will be repaired by Southern California Edison and can be reported online at SCE.com or through Management for repair. If there is a pole number, please include it in the report to Management.

## NEW TRANSPONDER REQUEST REMINDERS

The Association is encouraging all residents to use transponders in order to reduce the traffic backup at the guest lane. Transponders are still only \$25.00 and may increase after the initial transponder bulk purchase is used. Transponder applications can be found on Ridgemoorhoa.com and need to be mailed with the following items to be processed in a timely manner.

- 1) Check made payable to Ridgemoor Homeowners Association
- 2) Transponder request form completed
- 3) Copy of all DMV vehicle registration for the vehicles requesting Transponders, the DMV registration must match the address in Ridgemoor
- 4) Lease agreement, if you are requesting transponders for your tenants.
- 5) Copy of driver's licenses for the owners of the vehicles.

## CC&R AMENDMENT UPDATE

The CC&R Amendment was approved by 67% vote in favor of the CC&R Amendment after its 2nd attempt at receiving quorum. The Association will begin to enforce this CC&R Amendment as soon as it is recorded with the county and mailed to the membership. Should you wish to get a head start, please send your lease agreement to Management at dcurran@keystonepacific.com. Please remember lease terms must be for at least one year.

## BOARD MEMBER CANDIDACY STATEMENT

The Board of Directors Candidacy Statement is now available on the ridgemoorhoa.com website. If you are interested in serving the Association on the Board of Directors, please feel free to complete the candidacy statement and return via mail or email to dcurran@keystonepacific.com, by the February 28, 2018 deadline. Homeowners who are in good standing will all have their name included on the ballot for the five (5) director seats that are up for re-election this year. Please feel free to contact Management with any questions.

## BOARD OF DIRECTORS:

**President:** John Chu  
**Vice-President:** Henry Chang  
**Treasurer:** Art Wong  
**Secretary:** Moe Baba  
**Member-at-Large:** Sammy Hui

## UPCOMING BOARD MEETINGS:

**THURSDAY, FEBRUARY 22, 2018**  
S&T Committee – 5:30 PM  
Executive Session – 6:30 PM  
General Session – 7:15 PM  
Rowland Heights Community Center  
18150 Pathfinder Road  
Rowland Heights, CA 91748

*The final agenda will be posted at the guard house. You may also obtain a copy of the agenda by contacting management at 949-430-5802.*

## IMPORTANT NUMBERS:

### ASSOCIATION MANAGER:

Danielle Curran  
Phone: 949-430-5802  
**Emergency After Hours: 949-833-2600**  
Fax: 949-833-0919  
dcurran@keystonepacific.com

### COMMON AREA ISSUES:

Gabriel Hipolito  
Phone: 949-430-5808  
ghipolito@keystonepacific.com

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

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

### GUARD HOUSE:

Phone: 626-965-4423

### NORDIC SECURITY SERVICES:

Phone: 714-751-0347

### GUEST MANAGEMENT:

<http://ridgemoorhoa.nordicsec.com>

### ANIMAL CONTROL:

Phone: 626-575-5462

### LOS ANGELES COUNTY SHERIFF DEPARTMENT:

Phone: 909-595-2264

2018年二月

# 瑞奇摩爾(Ridgemoor)屋主協會

www.ridgemoorhoa.com

由基石太平洋房產管理公司 (Keystone Pacific Property Management, Inc.) 精心管理 - 16775 Von Karman, Ste. 100, Irvine, CA 92606

## 鍛鐵圍欄項目

鍛鐵圍欄油漆工程業已展開。請記得在油漆工抵達前將您圍欄周邊的植物等物移除。油漆工會在一周前以傳單通知您的圍欄需要油漆。

## 街燈問題報告

街燈維修將由南加愛迪生公司負責。任何問題可經由社區管理至 SCE.com 線上報告。如有可能，請在提交報告時加入街燈燈柱號碼。

## 新車感應器申請提醒

協會強力要求所有的居民使用汽車感應器以減少大門的交通阻塞。感應器仍是\$25.00一個，但價錢可能在最初大量訂購用完後上漲。感應器申請表可至Ridgemoorhoa.com 索取，必須以郵寄方式並包含下列文件以期快速處理。

1. 支票抬頭為Ridgemoor Homeowners Association。
2. 填妥之申請表格。
3. 所有申請車輛之汽車管理局(DMV)註冊單影印本。註冊單上的地址必須與瑞奇摩爾的地址相同。
4. 如果您是為了您的租客申請，請附上租約。
5. 車主駕駛執照之影印本。

## CC&R 修改報告

CC&R 修改在第二次投票後取得67%投票而通過。協會會在修改條文於縣府登記並發給會員後立刻執行。如果您想要更早獲得資訊，請將您的租約送至管理單位dcurran@keystonepacific.com。請注意租約必須最少一年。

## 董事會競選申請資料

董事會競選申請資料可從ridgemoorhoa.com網站索取。如果您有興趣加入協會的董事會，請將申請資料填妥後於2018年2月28日截止日前以郵寄或電郵至dcurran@keystonepacific.com。凡具有良好紀錄的屋主，都可將名字包括在競選投票的五個候選位置中。如您有任何問題，請接洽協會管理。

### 董事會：

主席：John Chu

副主席：Henry Chang

出納：Art Wong

秘書：Moe Baba

自由會員：Sammy Hui

### 下次會議：

2018年二月22日，星期四

安全與交通會議—5:30 PM

執行會議—6:30 PM

一般會議—7:15 PM

羅蘭崗社區中心

最終議程會在大門警衛室公布，您也可向社區管理電話索取：949-430-5802.

### 重要聯絡資訊：

#### 協會經理：

Danielle Curran

電話：949-430-5802

下班後緊急聯絡電話：949-833-2600

傳真：949-833-0919

dcurran@keystonepacific.com

### 公共區域問題：

Gabriel Hipolito

電話：949-430-5808

ghipolito@keystonepacific.com

### 帳單問題/更改地址/網站登錄：

電話：949-833-2600

customer@keystonepacific.com

### 警衛室：

電話：626-965-4423

### 諾迪克安全公司：

電話：714-751-0347

### 動物管理：

電話：626-575-5462

### 洛杉磯縣司法部：



Ridgemoor Homeowners 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. 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 no later than March 31st.

Owner Name: \_\_\_\_\_

Property Address: \_\_\_\_\_

\*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 event 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:
Ridgemoor Homeowners Association
c/o Keystone Pacific Property Management, LLC
16775 Von Karman Ave, Suite 100
Irvine, CA 92606

**APPLICATION FOR CANDIDACY  
FOR THE BOARD OF DIRECTORS**

Dear Homeowner:

The Annual Election will be held in May 2018. If you are interested in serving on the Board, please complete this application and return it to KEYSTONE PACIFIC PROPERTY MANAGEMENT, LLC at the office address displayed below, by **5:00 PM on Hgdt wct { '48.'4238**.

*Please type in the information requested below.*

NAME: \_\_\_\_\_

*(Please note: Be sure to complete and return verification information on page 2 of this application)*

*\*Candidacy statement needs to be kept to one page.*

WHY WOULD YOU LIKE TO SERVE AS A BOARD MEMBER?

WHAT IS YOUR BACKGROUND?

WHAT IS YOUR VISION FOR THE COMMUNITY?

WHAT WOULD YOU LIKE TO ACCOMPLISH DURING YOUR TERM OF OFFICE?

*(Per Civil Code, this form will be sent with the election materials, as submitted)*

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**Professionally Managed by: Keystone Pacific Property Management, LLC**  
16775 Von Karman Avenue, Suite 100 · Irvine, CA 92606-4960  
Tel (949) 833-2600 · Fax (949) 833-0919 · www.keystonepacific.com

**APPLICATION FOR CANDIDACY  
FOR THE BOARD OF DIRECTORS**

HOMEOWNER VERIFICATION INFORMATION

NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

WORK PHONE NUMBER: \_\_\_\_\_

HOME PHONE NUMBER: \_\_\_\_\_

CELL PHONE NUMBER: \_\_\_\_\_

E-MAIL ADDRESS: \_\_\_\_\_