

MAY 2019

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 PAINT COLOR

If you would like to touch up the paint on any wrought iron fences, the color used was Dunn Edwards 'DE5741 Peacock Plume'

EXTERIOR CHANGES OR IMPROVEMENTS

It has been brought to Management's attention that several homeowners are making changes to their exterior without approval. When you purchased your home in the Community, you agreed to follow all HOA rules, which includes obtaining approval for any exterior change or improvement. Ridgemoor HOA has pre-approved paint schemes which require application, but the review fee is waived. Should you wish to obtain an application or the paint colors, please contact Management.

REPORT AIRBNB AND SHORT TERM RENTALS

The CC&R Amendment was recently recorded which prohibits short term rentals. Please report these businesses to Management by emailing the address of the violator to dsalinas@keystonepacific.com. If you rent your unit, please make sure it is for a term of at least 1 year and you submit your lease agreement to Management.

RIDGEMOOR WEBSITES AND THEIR USE

The Ridgemoor Homeowner's Association has three (3) very useful websites with different purposes.

- 1) Ridgemoor HOA Website – www.ridgemoorhoa.com – to register, you will need your Keystone Pacific account number and your zip code.
 - ⇒ The website has association archives, such as newsletters, board meeting minutes, CC&Rs, transponder request forms.
 - ⇒ View contact information, submit maintenance requests.
- 2) Keystone Connection Portal – www.kppmconnection.com – to register you will need your Keystone Pacific account number and your zip code.
 - ⇒ The website has access to your account balance.
 - ⇒ Ability to sign up for auto pay, or make one time ACH payments.
 - ⇒ View current violations, work orders and track architectural submissions.
- 3) Ridgemoor/ Nordic Guest Management – <http://ridgemoorhoa.nordicsec.com> – to register, contact Management to send the username and password.
 - ⇒ Register one time and permanent guests & **set up verbal password**.
 - ⇒ View active guest passes.
 - ⇒ Register vendors for access.
 - ⇒ Add contact phone numbers and set call order.

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, MAY 23, 2019

Stop Sign/Speeding 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 Salinas
Phone: 949-430-5802
Emergency After Hours: 949-833-2600
Fax: 949-377-3309
dsalinas@keystonepacific.com

COMMON AREA ISSUES:

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

BILLING QUESTIONS/ ADDRESS CHANGES/ WEBSITE LOGIN:

Phone: 949-833-2600
customercare@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

2019年五月

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

鍛鐵籬笆油漆顏色

如果您要重漆您家鍛鐵籬笆，其使用的油漆名稱為Dunn Edwards 'DE5741 Peacock Plume'。

外觀更改或加建

社區經理已經發現一些屋主在更改房屋外觀時未經過事先批准。當您在社區購買房子時，您已同意遵守所有社區協會的規定，包括必須事先獲得審核批准才能變更或改進房屋的外觀。瑞奇摩爾屋主協會有統一的油漆準則，屋主必須送交提案在獲得批准後才可以施工，審核的費用免除。如果您需要提交油漆顏色申請，請聯絡社區管理。

舉報 AIRBNB 和短期租賃

已修改的協會章程已在縣政府登記。新協會章程禁止短期租賃。若您知道有屋主在做這生意，請將這些生意的地址以電郵至dsalinas@keystonepacific.com 舉報。如果您的單位是出租的，請確定您的租約期最少是一年，並請將您的租約拷貝送交管理單位。

瑞奇摩爾網站及其使用

瑞奇摩爾屋主協會有三個非常有用的網站，分別有不同目的。

- 1) 瑞奇摩爾屋主協會網站 - www.ridgemoorhoa.com - 您需要您在基石太平洋 (Keystone Pacific) 的帳號及郵遞區號來註冊。
 - ⇒ 此網站有協會檔案，包括每月通訊，董事會議紀錄，協會章程，及汽車感應器申請表格等。
 - ⇒ 調閱通訊資料，提交維修申請。
- 2) 基石連結入口網站 - www.kppmconnection.com - 您需要您在基石太平洋 (Keystone Pacific) 的帳號及郵遞區號來註冊。
 - ⇒ 此網站可查閱您的帳戶餘額。
 - ⇒ 可設立每月自動付款或一次性轉帳付款。
 - ⇒ 查閱目前的交通違規，工程進度，或提交建築申請。
- 3) 瑞奇摩爾/諾迪克訪客管理 - http://ridgemoorhoa.nordicsec.com - 請聯繫社區管理以取得使用者帳號及密碼。
 - ⇒ 登記一次或永久訪客。
 - ⇒ 查閱現時有效的訪客通行證。
 - ⇒ 登記包商資料及給于通行證。
 - ⇒ 登記聯絡電話號碼及順序。

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：

2019年五月廿三日，星期四

執行會議 - 6:30 PM

一般會議 - 7:15 PM

羅蘭崗社區中心

Rowland Heights Community Center

Pathfinder Road

Rowland Heights, CA 91748

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 Salinas

電話：949-430-5802

下班後緊急聯絡電話：949-833-2600

傳真：949-377-3309

dsalinas@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

customercare@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：

電話：909-595-2264