

JULY 2020

Ridgemoor Homeowners Association

www.ridgemoorhoa.com

MAY 26 BOARD MEETING SUMMARY

The Board met on May 26th and discussed the following items:

- 1) April 28, 2020 Minutes were approved
- 2) April 30, 2020 Financials were approved
- 3) The Board discussed fence extensions throughout the Community
- 4) The Board discussed investments
- 5) Landscape Proposals were approved
- 6) Home's were liened for outstanding assessments and applicable charges.
- 7) Annual Maintenance Inspection was reviewed and approved to be mailed to the membership per the CC&Rs.
- 8) New Entrance Signs were approved

2020 ELECTION RESULTS

The Annual Meeting and Election was scheduled for Tuesday, May 26, 2020. Since we did not receive 250 ballots, the Election was not held, it was adjourned to Tuesday, June 2, 2020. Since 125 ballots were not received, the Election could not be held, therefore, an additional attempt was made on Tuesday, June 9, 2020. Since at least three (3) attempts were made to hold the Election and quorum was not achieved, the Election was adjourned to 2021.

The current Board Members will remain until the next Election.

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 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 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.

EXTERIOR CHANGES OR IMPROVEMENTS

Ridgemoor HOA has pre-approved paint schemes which require application, and the review fee is waived. Should you wish to obtain an application for improvements or exterior changes like paint colors, please contact Management. Please do not make improvements or changes without Board approval.

BOARD OF DIRECTORS:

President: Stanley Chen
Vice-President: Andy Tai
Treasurer: Shaun Wang
Secretary: Man Keung Wong
Member-at-Large: Tina Yang

NEXT BOARD MEETING:

Tuesday, July 28, 2020
7:15 PM
Location: TBD

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:

Sean Witczak
Phone: (949) 570.1305
switczak@keystonepacific.com

BILLING QUESTIONS/ ADDRESS CHANGES/ WEBSITE LOGIN:

Phone: (949) 833.2600
customer@keystonepacific.com

ARCHITECTURAL DESK:

Phone: (949) 838.3239
architectural@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

LA COUNTY SHERIFF:

Phone: (909) 595.2264

2020年7月

Ridgemoor Homeowners Association

www.ridgemoorhoa.com

5月26日的董事會會議摘要

董事會於5月26日開會，討論了以下項目：

- 1) 2020年4月28日會議紀要獲得批准
- 2) 2020年4月30日批准財務
- 3) 董事會討論了整個社區的圍牆擴展
- 4) 董事會討論了投資
- 5) 景觀方案獲得批准
- 6) 房屋有未繳納的評估費和適用費用的權利。
- 7) 根據CC&R，審查並批准將年度維護檢查郵寄給會員。
- 8) 批准了新的入口標誌。

2020年選舉結果

年度會議和選舉定於2020年5月26日星期二。

由於我們沒有收到250張選票，所以沒有舉行選舉，而休會至2020年6月2日，星期二。由於沒有收到125張選票，因此無法舉行選舉，因此，於6月星期二進行了另一次嘗試。2020年9月9日。由於至少進行了三（3）次選舉來舉行選舉，但未達到法定人數，該選舉被推遲到2021年。

目前的董事會成員將保留到下屆選舉為止。

RIDGEMOOR網站及其使用

Ridgemoor房主協會擁有三（3）個非常有用的網站，它們具有不同的用途。

要註冊Ridgemoor HOA網站www.ridgemoorhoa.com，您將需要您的Keystone帳號和郵政編碼。

該網站具有協會檔案，例如新聞通訊，董事會會議記錄，CC&R，應答器請求表。

查看聯繫信息，提交維護請求。

要註冊Keystone連接門戶網站www.kppmconnection.com，您將需要您的Keystone帳號和郵政編碼。

該網站有權訪問您的帳戶餘額。

能夠註冊自動付款，或進行一次ACH付款。

查看當前的違規，工作指令和trach體系結構提交的內容。

Ridgemoor /北歐遊客管理—

<http://ridgemoorhoa.nordicsec.com>-要註冊，請聯繫管理部門以發送用戶名和密碼。

註冊一次和永久客人並設置口頭密碼。

查看有效的訪客通行證。

註冊供應商以進行訪問。

添加聯繫人電話號碼並設置呼叫順序。

房屋外部改變

引起管理公司注意的是，一些房主未經批准擅自更改其外觀。當您在社區購買房屋時，您同意遵守所有HOA規則，包括獲得外部變更或裝修的批准。Ridgemoor HOA已預先批准了需要申請的油漆方案，並免收審查費，歡迎索取申請書及批准的油漆方案！

由Keystone管理
16775 Von Karman Ave., Suite 100
Irvine, CA 92606

董事會:

主席: Stanley Chen

副總統: Andy Tai

司庫: Shaun Wang

秘書: Man Keung Wong

廣大會員: Tina Yang

下次董事會會議:

2020年7月28日，星期二

下午7:15

地點: 待定

最終議程張貼在警衛室 重要號碼:

ASSOCIATION MANAGER:

Danielle Salinas

Phone: (949) 430.5802

Emergency After Hours: (949) 833.2600

Fax: (949) 377.3309

dsalinas@keystonepacific.com

COMMON AREA ISSUES:

Sean Witczak

Phone: (949) 570.1305

switczak@keystonepacific.com

BILLING QUESTIONS/ ADDRESS

CHANGES/ WEBSITE LOGIN:

Phone: (949) 833.2600

customercare@keystonepacific.com

ARCHITECTURAL DESK:

Phone: (949) 838.3239

architectural@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

LA COUNTY SHERIFF:

Phone: (909)595.2264