

# THE RIDGE AT BELMONT

## 4th Quarter Newsletter 2021



### Your Board of Directors

CJ Webberley - President  
Randy Webberley - Vice President  
Jonathan Hui - Treasurer  
Todd Schroeder - Secretary  
Bob Smith- Member at Large



The next Board of Directors meeting will be held on:

**JANUARY 26, 2022**

Location: Teleconference

6:30 pm - Open Forum  
7:00 pm - Executive Session  
(Closed)

### **Agenda Posting**

The Agenda will be posted in a brochure box located on the corner of Camden and Via Escola four days prior to each quarterly meeting.

### **KEYSTONE**

Reconnect to where you live!  
Keystone is here to help. You may find your contacts here:

**Carly Hoffman, CMCA**  
Transitioning Manager  
choffman@keystonepacific.com  
949.508-0567

**Leslie Escobedo**  
Community Associate  
lescobedo@keystonepacific.com  
949.381.3453

**Accounting** (for payments)  
Customer Care Department  
customer care@keystonepacific.com

### **FALL HOME MAINTENANCE**

- \* Autumn weather will be here soon, so take advantage while you can to:
- \* Consult an arborist/landscaper to see if your trees need to be trimmed. Please be a good neighbor and make sure your trees are not encroaching onto your neighbor's yard of common areas. Additionally, as we continue into Santa Ana wind season (from October—February), trimming your trees will help prevent any large branches or trees from falling over.
- \* Check your property for necessary repairs.
- \* Clear roof gutters and downspouts of any debris. Check drainage to make sure that winter rains do not cause flooding problems.
- \* Check windows, they may need caulking replaced.
- \* Check doors to see if weather stripping needs to be replaced.

### **PORTABLE BASKETBALL HOOPS**

- \* Portable backboards are not permitted on the streets or sidewalks. Portable backboards may be located in the front yard but they must be removed and stored out of sight at sunset.

### **HOLIDAY DECORATING GUIDELINES**

- \* Holiday decorations are permitted 14 days before and 14 days after a holiday, with the exception of Christmas type decorations which are permitted from November 15th until January 15th. Please remember that decorations are limited to your Lot and shall not be placed in or across the Common Area or across other Lots.



## **OVERSPRAY AND OVERWATERING**

- \* It has been brought to Management and the Board's attention that some of the mailboxes in the community are rusting through the bottom. This is likely the result of irrigation sprinkler heads over spraying and directly hitting the mailboxes. If you have mailboxes on your yard, please check that the spray is not hitting the mailboxes on a consistent basis.
- \* Although, the drought is over, please join us in the water conservation measures at your homes by adjusting irrigation times and irrigation heads. This will help prevent the over spraying and run off which affect the slopes and can create unwanted algae in gutters and streets.

## **DROUGHT TIP**

If California's drought continues, mandatory water restrictions could be headed your way. This would be caused by the failure to reduce water usage lack of rainfall. 100% of the people living in Orange County are negatively affected by the drought. To help combat this, artificial turf or drought tolerant plant material are viable alternatives to grass lawns. Grass lawns are great but are known for using a lot of water to maintain and keep green. Artificial turf has a similar look and texture as natural grass. If this sounds appealing to you, please feel free to contact Leslie Escobedo for more information and to start the Architectural Application process. This project will need Architectural approval **prior** to beginning work.

## **COMMUNITY REMINDERS**

- Please pull trash cans in and out of sight or behind gates after the trash has been picked up.
- While Basketball standards are allowed to be kept on the property; these standards should not be left on the sidewalks, for safety sake. They should also be removed from the streets on Street Sweeping day—Tuesdays.
- As a reminder, all assessment payment checks should be made payable to Ridge at Belmont Association. Please also note all payments are due on the 1st of the month. Billing statements are sent as a courtesy. Thank you.

## **STAY INFORMED**

Sign up to receive community information electronically. Send your name, address and preferred email address to Leslie Escobedo at [lescobedo@keystonepacific.com](mailto:lescobedo@keystonepacific.com) to sign up.

## **KEYSTONE IS CLOSED IN OBSERVANCE OF THE HOLIDAY SEASON—**

Christmas Eve - Friday, December 24th  
 Christmas Day (Observed) - Monday,  
 December 27th  
 New Year's Eve - Friday, December 31st

## **WHAT TO DO IN CASE OF AN EMERGENCY**

- \* If you have an after hours common area emergency that needs to be reported to Management, please call (949) 833-2600 and follow the emergency service prompts. The on-call manager will return your call and gather the necessary information from you. Please be ready to tell the emergency service the name of your Association (Ridge at Belmont) and your property address in order to process your call.





The Ridge at Belmont 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 email the completed form to forms@keystonepacific.com no later than January 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 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:
The Ridge at Belmont Association
c/o Keystone Pacific Property Management, LLC
16775 Von Karman Ave, Suite 100, Irvine, CA 92606