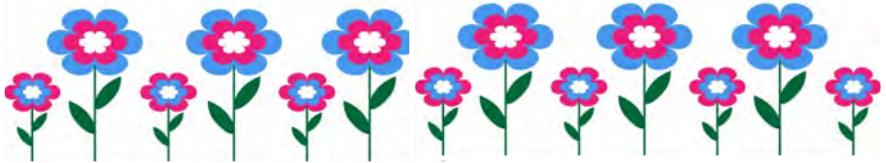


THE RIDGE AT BELMONT

2nd Quarter Newsletter 2022



Your Board of Directors
CJ Webberley - President
Randy Webberley - Vice President
Jonathan Hui - Treasurer
VACANT - Secretary
VACANT - Member at Large



The next Board of Directors meeting will be held on:

JULY 27, 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:

Jake Muck

Community Manager
jmuck@keystonepacific.com
949.381.3665

Leslie Escobedo

Community Associate
lescobedo@keystonepacific.com
949.381.3453

Accounting (for payments)
Customer Care Department
progressiveaccounting
@keystonepacific.com

UPCOMING ANNUAL ELECTION

- * It's almost that time again! The Annual Election of the Board of Directors will take place July 27, 2022.
- * Thank you to all the candidates participating in this year's upcoming Annual Election! **If you are interested in running for the Board of Directors, it isn't too late! There will be four (4) vacant positions available so we need volunteers!!**
- * Board members are tasked with making important decisions on behalf of the homeowners association. As a board member, you will have a significant influence on assessments, community improvement projects, scheduling and operational aspects of projects and the overall future vision for your community. These decisions have a major impact on the trajectory of the property values in your community.
- * Our election is scheduled via Zoom, with ballots being mailed out on June 27th, so keep your eyes out!
- * Please remember when preparing your ballot, to place the ballot in the white envelope, seal it, and then place the white envelope in the yellow envelope, and seal it. Also, please remember to fill out the necessary information on the left front hand corner of the yellow envelope and sign where indicated. Signing the outer envelope is the most important step to be sure your ballot is included to reach quorum.
- * If you have any questions regarding the election process, feel free to reach out to Carly at choffman@keystonepacific.com

JAKE MUCK: NEW MANAGER FOR RIDGE AT BELMONT

- * Keystone Pacific is pleased to announce Jake Muck as the new Manager for the Ridge at Belmont community. Jake is highly organized, enthusiastic, and proactive Jake will be a great asset to the community and all the communities needs. You can reach Jake direct at (949) 381-3665 or via email at jmuck@keystonepacific.com. For common area issues regarding landscaping, irrigation, etc., your contact is Leslie Escobedo. You may contact Leslie at lescobedo@keystonepacific.com or (949) 381-3453



COYOTE REMINDER

- * Coyotes are found in all areas of Orange County. Under normal circumstances, a coyote is not a danger to humans. If a coyote approaches you, appear as large and threatening as possible. Make aggressive gestures by moving your arms and legs, shout in a low voice, and throw rocks, sticks or objects toward, not at, the coyote. Maintain eye contact and move slowly away from the coyote toward a building or an area of increased activities.
- * If you think a coyote is sick or injured, call the local animal control office at (949) 470-3045.
- * Keep your cats and small dogs indoors or in the close presence of an adult. If you must leave your pet outside, it is recommended to leave them in a fully enclosed kennel.
- * Always walk your pet on a leash. Keep cats and small dogs indoors. Any pet smaller than 45 pounds should never be left outside past 4PM. Coyotes are most active at dusk to dawn. Avoid walking pets after dark. Bring along pepper spray or a stick in case a coyote gets aggressive. Always feed pets indoors. Eliminate potential food and water sources, such as fallen fruit or vegetables and standing water. Do not feed coyotes. Doing so, can make them less afraid of humans and potentially more dangerous .

Roller Installation:

- * Additionally, the Board has approved coyote roller guards which can be installed on homeowners' fencing. Members must complete the standard architectural application including the neighbor awareness form and obtain approval prior to installation.
- * <http://www.thecoyoteroller.com/>
- * <http://coyoteroller.com/collections/coyote-roller-kits>

OVERSPRAY AND OVERWATERING

- * It has been noticed that some of the mailboxes are very rusty and it is likely the result of irrigation heads over spraying and 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.

ARCHITECTURAL APPROVAL

- * We would like to remind everyone that Architectural Approval is required **prior to the start of work on any portion of the exterior.** The Architectural Application needs to have the signatures of your neighbors on the Neighbor Awareness Form, **but** their signatures do not constitute approval. It is a courtesy to your neighbors to make them aware of your intentions. The Architectural Application can be found on the Ridge at Belmont website at www.theridgeatbelmont.org.
- * **Any improvements/changes made without approval of the Architectural Review Committee (ARC) are subject to removal at the homeowner's expense.**