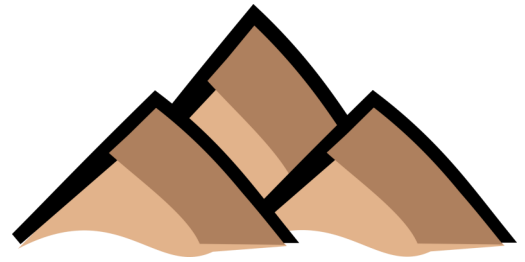


September 2020

The Arroyo View

www.progressivecm.com/arroyo



2020-2021 Budget Approved

After careful review of the current operating expenses and projected reserve allocations, the Board approved the new budget for the 2020-2021 fiscal year, set to begin on October 1, 2020. The monthly regular assessments will remain at \$160.00 monthly, per home.

You will be receiving the full budget package separately, prior to August 30th. You may download the budget package from the website at www.progressivecm.com/arroyo. Please contact your Carol Griffin for assistance!

Pool Facility - Temporary Facility Use Rules Still In Effect

The following Temporary Facility Use Rules are intended to make the Association facilities accessible to the membership while promoting good hygiene and proper social distancing. Please understand that the risk of infection associated with COVID-19 is an unknown and, while the Association is taking precautions to minimize the risk, there is no way for the risk to be completely eliminated. Thus, please understand that **USE OF THIS ASSOCIATION FACILITY IS AT YOUR OWN RISK!** Also, please understand that the Association's ability to keep its facilities open and to mitigate the risk related to COVID-19 is dependent upon everyone working together with social distancing and doing their part to keep everyone as safe as possible.

1. No person may enter the pool facility if sick, has a fever or has been diagnosed with COVID-19 (and has not yet recovered such that he/she is no longer contagious).
2. The pool facilities are limited to residents. **No guests are permitted to use the pool facilities until further notice.** All residents must sign the Association's Release and Liability Waiver (COVID-19/ Coronavirus) before being permitted to use the pool facilities.
3. Entrance to and use of the pool facilities will be monitored and controlled by a pool monitor at times.
4. **Any violation of these rules will lead to immediate expulsion from the pool facilities and suspension of pool privileges.** All persons must heed the instructions of the Association's pool monitor, Managing Agent or Association Director/Officer. Failure to comply with the directions from officials will also lead to immediate expulsion and suspension of pool privileges.
5. **The jacuzzi/spa is limited to 1 person or household at a time not to exceed one hour.**
6. All persons must bring and use 60% alcohol-based hand sanitizer/sanitizing wipes before entering the pool facilities and when touching surfaces in or around the pool facilities. **The Association will not provide these items.**
7. All persons entering the pool facilities must bring their own EPA approved disinfectant (e.g., disposable alcohol-based sanitizing wipes) and must disinfect/wipe down any surface before and after touching it, such as gates, latches, tables, umbrella cranks, chairs, drinking fountains, pool handrails, countertops, restroom door handles, light switches, toilets, faucets and any other items touched during their use of the facilities.
8. Social distancing must be observed when entering, using and exiting the pool facilities. This means that all persons from a single residence must maintain at least six (6) feet of distance from persons of other residences, whether in the pool or on the pool deck area.
9. Face masks must be worn when entering the pool facilities, when on/around the pool deck (but not in the water) and when exiting the pool facilities. Do not wear a mask while in the water as a wet mask can inhibit breathing.
10. **Association furniture has been removed from the pool facilities.** All persons must bring their own towels, or other items, observe social distancing and remove all items when leaving. Do not share items with other persons who are not of the same residence.
11. **Loitering or sitting on the deck or coping of the pool, including sunbathing, is not permitted at this time.**
12. **No food deliveries are permitted at the facilities. No food or beverages can be distributed while on the pool deck or while in the pool. Food and beverages should not be shared with non-household members.**
13. Access to the bathroom(s) is restricted to one household at a time. Be courteous to those waiting to use the bathroom(s) and remain at least 6 feet apart from other persons who are not of the same residence.
14. The pool capacity is limited to **25 persons** at this time in order to help ensure social distancing in accordance with Federal, State and local government guidelines.
15. **No congregations of any groups are permitted to use the facilities.**
16. The Association's general pool rules still apply, except as otherwise provided in these rules.

The foregoing TEMPORARY COVID-19 POOL FACILITY RULES were adopted on June 19, 2020 by the Board of Directors as an emergency rule change in compliance with Civil Code Section 4360.

BOARD OF DIRECTORS:

President: Chuck Massey
Vice-President: Jason Wilson
Treasurer: Robert Slama
Secretary: Vacant
Member-at-Large: Timothy Randall

NEXT BOARD MEETING:

Tuesday, September 22, 2020
6:00 PM @ Keystone Regional Office
30211 Avenida De Las Banderas, Suite
120, Rancho Santa Margarita, CA 92688

The final agenda will be posted at the pool community bulletin board. You may also obtain a copy of the agenda by contacting management at (949) 900.1120.

IMPORTANT NUMBERS:

ASSOCIATION MANAGER:

Eli Perez, CMCA
Phone: (949) 900.1134
Emergency After Hours: (949) 833.2600
Fax: (949) 377.3309
eperez@keystonepacific.com

COMMON AREA & POOL CARDS:

Carol Griffin
Phone: (949) 900.1120
cgriffin@keystonepacific.com

BILLING QUESTIONS/ ADDRESS CHANGES/ WEBSITE LOGIN:

Phone: (949) 833.2600
customer@keystonepacific.com

ARCHITECTURAL DESK:

Phone: (949) 838.3239
architectural@keystonepacific.com



Managed by Keystone
16775 Von Karman Ave., Suite 100
Irvine, CA 92606

September 2020 REMINDERS

- **Keystone is Closed in Observance of Labor Day - Tuesday, September 7.**
- For after-hours association maintenance issues, please call (949) 833.2600 to be connected with the emergency service line. Please call 9-1-1 for life-threatening emergencies.
- Trash Pick-Up Day - Thursdays. Please remove trash cans from the streets after this day.
- Tuesday, September 22, 2020 - Board Meeting @ 6:00 pm
Location: Rancho Santa Margarita Regional Office
30211 Avenida De Las Banderas, Suite 120,
Rancho Santa Margarita, CA 92688

HOMEOWNER ASSESSMENTS

Payment address for assessments:

PO BOX 513380
Los Angeles, CA 90051-3380



ELECTRONIC POOL GATE & DOOR SYSTEM

Please be patient when using your pool card to the card reader. Once you hear the clicking sound after the beep, you may open the gate. It is understood that folks may be trying to open the gate too soon, giving the impression that the door or card is not working properly. Please contact Carol Griffin for further assistance.

LANDSCAPE CHANGES NEED APPROVAL

We would like to remind all homeowners that your Association is supportive of members' efforts to modify landscaping in order to adopt to a more drought tolerant landscape environment. Please note that you must first obtain architectural approval prior to making front yard landscape changes. Your application must include a complete plan/design in order to be reviewed. Applications can be obtained on the Association's website at www.arroyomaintcorp.com or by contacting the Architectural Desk at 949.838.3239 or via email at architectural@keystonepacific.com.

ARCHITECTURAL DESK INFORMATION

Effective July 1, 2020, all improvement requests will be processed through Keystone's Architectural Desk. Complete submissions (application, plans/project details and payment) can be delivered to the following address:

The Arroyo Maintenance Corporation
c/o Keystone Arch Desk
16775 Von Karman Ave. Suite 100
Irvine, CA 92606

Submissions not requiring payment can be emailed to architectural@keystonepacific.com. Thank you!



July 28, 2020 BOARD MEETING HIGHLIGHTS

- Approval of the May 26 & June 16, 2020 General Session Minutes.
- Acceptance of the May 31st & June 30th Financial Statements.
- Approval of additional plantings for the San Ricardo slope area.
- Reviewed proposals to repair or replace the basketball court flooring.
- Reviewed pool operations.

Highlights