

May 2020

# HUNTINGTON CONTINENTAL TOWN HOUSE ASSOCIATION

WWW.HUNTINGTONCONTINENTAL.COM

## APRIL COMMUNITY EVENTS HAVE BEEN CANCELLED

The Easter Egg Hunt and April Community Garage Sale have been cancelled, due to the COVID-19 mandate.

## ALL COMMUNITY FACILITIES ARE CLOSED UNTIL FURTHER NOTICE

To comply with the State and County COVID-19 mandate for social distancing, all the pool areas, restrooms, tot lots, Clubhouse, and basketball courts have been closed until further notice.

Please do not gather with others outside your own household in the courtyards or streets. Please stay six feet away from all other residents and vendors working onsite.

Please wash your hands frequently. Please follow the State and Local mandates to stay home except for essential activities.

Please be kind and respectful of your neighbors and help others to the extent you are able.



## PROJECT UPDATES

- **Pool #2 Renovation** —The renovation work continues. However, the timeline has been delayed due to rain.
- **Pool #2 Restroom Renovation** — The renovation work is underway and will be complete with the pool project.
- **Landscaping** — End Cap projects in six locations have been completed.
- **Community Tree Trimming** — Completed in April and the trees look beautiful!

President: Kiel Huntoon  
Vice-President: Maria Hornyak  
Treasurer: Jean West  
Secretary: Angela Rickard  
Member-at-Large: Parna Ghosh

### NEXT BOARD MEETING:

Monday, May 26, 2020  
6:30 P.M. via telephone conference call

The final agenda will be posted at the community bulletin board. You may also obtain a copy of the agenda by contacting management at 949-838-3210.

### ASSOCIATION MANAGER:

Bonny Somers, CMCA  
Phone: 949-838-3210  
bsomers@keystonepacific.com  
Emergency After Hours: 949-833-2600  
Fax: 949-833-0919

### For Bees, Light Replacement, and Maintenance Requests:

Claire Fullerton: 949.508.0569  
cfullerton@keystonepacific.com

### BILLING QUESTIONS/ ADDRESS CHANGES/ WEBSITE LOGIN:

Phone: 949-833-2600  
customercare@keystonepacific.com

### ARCHITECTURAL SUBMITTALS:

architectural@keystonepacific.com

### INSURANCE BROKER:

Roy Palacios Insurance  
26081 Merit Cr. Suite 101  
Laguna Hills, CA 92653  
(949) 582-0964  
Fax (949) 582-0655

### CALIFORNIA COASTAL PATROL (CCP):

(714) 340-6630

### REPUBLIC SERVICES:

(714) 847-3581 (Call to schedule bulk pickups for furniture and other large items.)

### STREET SWEEPING:

Second & Fourth Fridays

### TRASH PICKUPS:

Every Friday

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

## May 2020 REMINDERS

- Keystone is Closed in Observance of Memorial Day - Monday, May 25th.
- 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.
- Street Sweeping Day - Second & Fourth Fridays.
- Trash Pick-Up Day - Fridays.  
Please remove trash cans from the common areas after this day.
- Board Meeting: May 26, 2020 @ 6:30 p.m. This will be a telephone conference meeting.



**Have a Violation  
to report?**

All neighbor complaints must be documented in writing. Phone calls to report violations are not accepted. The violation must be documented by a photo or video. Please contact your Community Manager, Bonny Somers via email at [bsomers@keystonepacific.com](mailto:bsomers@keystonepacific.com).

## NEW TERMITE TREATMENT AND REPAIR POLICY

According to California Civil Code and the Association's governing documents, Huntington Continental Town House Association does not provide any form of termite treatment (interior or exterior) aside from that necessary maintenance and treatment to Common Area. Termite treatment is the responsibility of the owner of each lot/townhome.

### What that means to unit owners

Individual owners are responsible for any termite treatment. Owner's may hire licensed vendors of their choosing to spray for termites inside and/or outside their home. Any exterior repairs over and above spraying for termites require HOA approval via an Architectural Application.



## ARE YOU COVERED?

The Master Insurance Policy is a "Bare Walls" Policy with very limited coverage. Each owner must have their own insurance policy covering their lot, including the structure and patio. Huntington Continental is not a condominium development. It is a planned development. You must obtain insurance coverage for your own townhome and patio area for all perils.

**The deductible of the Master Insurance Policy has been increased to \$25,000.00.** This deductible excludes the first \$25,000.00 of any damage/claim that would be covered under the "Bare Walls" policy. Owners should not rely on the Master Policy to properly insure their property for loss from slab leaks or any other peril. **Please contact your insurance agent and advise them of the increased deductible and confirm that you are properly insured.**