

September 2020

HUNTINGTON CONTINENTAL TOWN HOUSE ASSOCIATION

WWW.HUNTINGTONCONTINENTAL.COM



RENOVATIONS COMPLETED IN PAST TWO YEARS

- ◆ **Pool #1:** New plaster and tile for pool, spa, and wader. New pool furniture and umbrellas. Replaced numerous squares of rusted and chipped concrete around the pool deck.
- ◆ **Clubhouse:** New flooring, paint, appliances, and lighting.
- ◆ **Tot Lot #1:** New custom Playground equipment.
- ◆ **Enhanced Landscaping:** New landscaping for “end caps” throughout the Community.
- ◆ **Security System Upgrades**



◆ **40% Tree Trim :** All Common areas.

◆ **Sidewalks:** Repair and replacement throughout the Community.

◆ **Pool #2:** New plaster and tile for pool, spa, and wader. New pool furniture and umbrellas. New pool deck with pavers. Complete pool restroom renovation.

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

NEXT BOARD MEETING:

Monday, September 28, 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:

Sarah Purrington: 949-750-1155
spurrington@keystonepacific.com

BILLING QUESTIONS/ ADDRESS CHANGES/ WEBSITE LOGIN:

Phone: 949-833-2600
customer@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

September 2020 REMINDERS

- Keystone is Closed in Observance of Labor Day - Monday, September 7th.
- 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: September 28, 2020 - 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.

CC&R COMMITTEE

At the July 27th Board Meeting, the Board formed a CC&R Committee. A number of owners have volunteered to serve on the Committee. The Association documents written in the 1960s do not comply with current civil code requirements and do not meet the needs of the Huntington Continental homeowners. The Committee will help to survey owners and build a consensus as to what maintenance responsibilities will be assigned to owners and to the Homeowners Association.

WHAT DO YOU WANT YOUR ASSOCIATION DUES TO PAY FOR?

TERMITE TENTING? (SPECIAL ASSESSMENT WOULD BE REQUIRED)

ALL INCLUSIVE EXTERIOR MAINTENANCE? (AN INCREASE IN DUES WOULD BE REQUIRED)

NOW IS THE TIME FOR YOUR VOICE TO BE HEARD!

EMAIL MANAGEMENT. OWNER SURVEYS WILL BE CONDUCTED.

**DO NOT LEAVE YOUR TRASH CANS IN THE
CARPORT AREA!**

**A COYOTE WAS REPORTED GETTING INTO
TRASH CANS BEING LEFT OUTSIDE!**

- During Covid-19 only one pool will be open at a time.
- **PICK UP AFTER YOUR PET EVERY TIME!**
- Dogs off leash may be picked up by Animal Control.
- Any exterior renovations must first be approved by the Architectural Committee. The required form is available on the Community website: www.HuntingtonContinental.com.
- No trikes, bikes, or scooters are allowed in the pool areas.
- If your children are using skateboards, please make sure you instruct them to stay out of the carport courtyards. Cars driving around the courtyard corners have almost no time to react to children coming out behind parked cars or carports.





**Huntington Continental Town House 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 send the completed form to forms@keystonepacific.com no later than October 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 vent 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:
Huntington Continental Town House Association
c/o Keystone Pacific Property Management, LLC
16775 Von Karman Ave, Suite 100, Irvine, CA 92606**