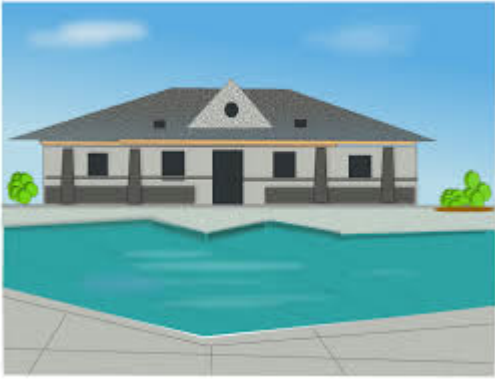


October 2020

HUNTINGTON CONTINENTAL TOWN HOUSE ASSOCIATION

WWW.HUNTINGTONCONTINENTAL.COM



Revised Emergency Pool Rules

Change in Pool Hours (12:30 PM to 7:45 PM)

The Emergency Pool Rules were revised to change the hours the pool will be in operation. We have received complaints that the pool was not being opened and closed on time. The Association pays for an eight (8) hour shift. It has become clear the pool monitor needs time to pick up supplies and waivers at the Clubhouse and set up for the day. The monitor also needs time at the end of the day to deposit the collected waivers at the Clubhouse. Therefore, the pool opening and closing time has been adjusted so that all the duties of the pool monitor can be completed within the eight hour shift.

Only One Pool in Operation at a Time

Due to the cost of pool monitoring, only one pool will be in operation at a time. If you see that Pool #2 has a "Closed" notice, please proceed to Pool #1.

Swim Diapers are Required for Young Children

All young children must wear swim diapers and must be taken frequently to the restroom. Any fecal incidents will require the pool to be closed for cleaning and may result in fines and cleaning costs being assessed to the owner violating this swim diaper rule.

Be Courteous to the Pool Monitor

Please follow the directions of the pool monitor. Be courteous to this HOA representative. This person has a difficult job to do. Any complaints regarding pool operation should be forwarded to your Community Manager bsomers@keystonepacific.com, for review by the Board of Directors.



**HAPPY
HALLOWEEN!**

**WATCH FOR OUT
CHILDREN IN THE
STREETS!**

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

NEXT BOARD MEETING:

Monday, October 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:

Sarah Purrington: 949-403-7105
spurrington@keystonepacific.com

BILLING QUESTIONS/ ADDRESS CHANGES/ WEBSITE LOGIN:

Phone: 949-833-2600
customer-care@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

October 2020 REMINDERS

- 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: October 26, 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 HAS BEGUN ITS WORK!

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 Committee began its work in September. 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.

- **IF YOUR OWNERSHIP CHANGES IN ANY WAY (DIVORCE, DEATH, OR TRANSFER) PLEASE EMAIL MANAGEMENT RIGHT AWAY!**
- 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.
- Please supervise your children at play in common areas and remember that many residents are working from home during COVID-19. Management is receiving many complaints regarding loud groups of children at play.
- Children may not climb common area trees or the exteriors of townhomes.

