

December 2020

# HUNTINGTON CONTINENTAL TOWN HOUSE ASSOCIATION

WWW.HUNTINGTONCONTINENTAL.COM



## Action required for keycard access!

### Pools and Playground Opening Update! Please read action required for access.

The HCTA Board of Directors is happy to announce that the state has updated guidance on community playgrounds which allows us to open our playgrounds again! Also, with winter approaching and the change in playgrounds, we wanted to find a way to open everything for our regular hours without having the patrol be onsite to sign waivers each time. The pools will remain heated through the end of October.

In order for your key card to be updated to allow for access at all gates, each household will need to return a waiver to Keystone Pacific Property Management via email. Please do this as soon as possible to make sure you don't lose access!

- ◆ **Do not open gates for others if their cards don't work.**
- ◆ **No guests allowed at all in pool areas or playgrounds.**
- ◆ **Please review the rules and waiver.**
- ◆ **Read, fill out, and return the waiver to [bsomers@keystonepacific.com](mailto:bsomers@keystonepacific.com)**
- ◆ **Access cards will be deactivated until waiver is on file with Keystone.**

**WAIVER FORM AND RULES MAY BE  
DOWNLOADED FROM  
WWW.HUNTINGTONCONTINENTAL.COM**

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

**NEXT BOARD MEETING:**  
Monday, December 7, 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](mailto: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](mailto:spurrington@keystonepacific.com)

**BILLING QUESTIONS/ ADDRESS  
CHANGES/ WEBSITE LOGIN:**  
Phone: 949-833-2600  
[customer-care@keystonepacific.com](mailto:customer-care@keystonepacific.com)

**ARCHITECTURAL SUBMITTALS:**  
[architectural@keystonepacific.com](mailto: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

## December 2020 REMINDERS

- Keystone is Closed in Observance of the Holiday Season -
  - \* Christmas Eve - Thursday, December 24th
  - \* Christmas Day - Friday, December 25th
  - \* New Year's Eve - Thursday, December 31st
- 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: December 7, 2020, at 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).



**HAPPY HOLIDAYS!**

**MAY YOU AND YOUR FAMILY HAVE A JOYOUS HOLIDAY SEASON!**

◆ **SLOW DOWN! THERE WILL BE MANY VISITORS IN THE COMMUNITY FOR THE HOLIDAYS.**

◆ **BE MINDFUL OF PACKAGES BEING LEFT ON PORCHES. PLEASE WORK WITH YOUR NEIGHBORS TO HELP EACH OTHER OUT IN REGARDS TO PACKAGE DELIVERY.**

◆ **CONTACT THE POLICE AND REPORT ANY SUSPICIOUS ACTIVITY.**



### HOLIDAY DECORATING REMINDERS!

◆ **DO NO HARM. NO DRILLING HOLES OR INSTALLING HOOKS IN THE FASCIA OR SIDING.**

◆ **PLEASE REMOVE BY JANUARY 10TH!**

◆ **CALL (714) 847-3581 REPUBLIC SERVICES, TO SCHEDULE PICK UP OF LARGE ITEMS. EVERY HOME HAS FOUR FREE PICKUPS PER YEAR.**

◆ **DO NOT DUMP FURNITURE OR OTHER ITEMS IN THE COMMON AREAS. THIS PRACTICE WILL RESULT IN FINES.**





# Huntington Continental

## 2020 Year End Update

Hello again Huntington Continental family and Happy Holidays!

What can we say about 2020...? A global pandemic tossed everyone's plans in the trash and even impacted our small community. Masks, closures, virtual everything and that's not even remembering Kobe, RBG, Van Halen, Sean Connery, Alex Trebek, Lakers, Dodgers, and a presidential election, wow. We had to close facilities, put all clubhouse rentals and community events on hold, but we were able to reopen and enjoy our facilities! Luckily, we were renovating the pool during most of the closure, so the reopening was that much better with a brand-new pool area, and it looks amazing!!

The HOA Board is happy to report that through continued focus on vendor management, while still pursuing necessary upgrades and improvements, we were able to come in under budget AGAIN! We are even more excited to report we will not be raising dues this year AND the reserves which are now over 50%!! Also, property values continue to rise, 3b and 4b easily selling over \$500k!!

That said, we need to call everyone's attention to our next big task, updating the CC&R's. This hasn't been done since the community was created, and we were recently advised we cannot spend reserve funds we have for the exteriors of homes until we update them. We created a CC&R Committee with a group of homeowners to work on this, but we NEED YOUR VOTE on the final product! Currently our legal team is drafting up an initial version, going from 8 pages to 150+, so it can take a while. The whole process can take up to a year or more but keep an eye out for surveys and the final product because we will need 51% of the membership to vote! This is VERY IMPORTANT!

### **Projects we completed in 2020!! We know you've seen them! Hope you like it!**

- Pool 2 – FULL renovation and it looks like a resort! Big impact on community and property values!
- Community wide Tree trimming – new vendor, fantastic work! Saved us money on damage!
- Clubhouse lighting – changed out old lighting and really brightened up the place. Wish we could go in.
- Covid rules/waiver – BOD worked with PM and legal to open quickly, with minimal financial impact
- New landscaping continues as needed; you may have noticed bare areas with beautiful new additions!
- Vendor Management (cont'd) – better people, better (and fewer) contracts, better service.

### **Plans we have for 2021! – We want your input!! Attend meetings to learn more!**

- CC&R's - #1 priority as this could be a huge issue for our community. PLEASE VOTE!
- Playground 2 – working on plans for this! Hope to complete in 2021!
- Replace doggie stations and old trash cans around the community.
- Continue to increase property values!

**Remember to VOTE for CC&Rs next year!!**

All community info is at [HuntingtonContinental.com](http://HuntingtonContinental.com)

**SIGN UP for email blasts! Owners AND tenants.**