

January-March 2022

THE BLUFFS NEWS



<https://thebluffsca.com/>

GUARD SERVICES

Please update your guest list often in dwellingLIVE. This allows faster access for your guests. As noticed in prior newsletters, the guards will continue to follow the post orders strictly, and we continue to need your help with updating the dwellingLIVE access software when needed. This includes vehicle license numbers. Please take the time to go on to the dwellingLIVE website from time to time to be sure all information is current. Access will not be granted to any guest if not authorized on the guest list or approved by the resident when the guard calls the home. Thank you very much for your continued support.

ARCHITECTURAL

Our property values continue to rise with new improvements being done to the homes in our community. As a reminder, if you are planning any type of exterior modification to your home, please remember to submit the required architectural application for review. This includes, but is not limited to, the installation of a satellite dish, solar, and exterior painting, even if you are painting with the original color. Color boards are available for your review that show approved color schemes with original and new color palettes. Architectural review will still be required with color sample. You can contact Lisa Munson, Community Manager, via email at lmunson@keystonepacific.com if you need the architectural forms. You can also download an application from the website. It is the continued goal of the Architectural Committee to review all applications in a timely and efficient manner. As a continued reminder, you are subject to fines if the architectural procedures are not followed. The Board will be enforcing these rules strictly. Please remember that contractor hours are strict and should be followed at all times. This also includes your contractor keeping the site clean on a daily basis. Please refer to the Architectural Guidelines. Thank you very much for your understanding and support. **You are subject to an immediate fine of \$500.00 if not submitted and reviewed properly.**

Please remember that all exterior improvements require architectural review. Thank you very much!

BOARD OF DIRECTORS:

President: David Stauffer
Vice-President: Lance Newquist
Treasurer: Donald White
Secretary: Bob Morrisette
Member-at-Large: Vacant

NEXT BOARD MEETING:

**January 20, 2022 @
5:00 p.m.**

The final agenda will be posted at the Gatehouse. You may also obtain a copy of the agenda by contacting management at 949 900-1112.

IMPORTANT NUMBERS:

ASSOCIATION MANAGER:

Lisa Munson
Phone: 949-838-3218
lmunson@keystonepacific.com

Emergency After Hours: 949-833-2600

COMMON AREA ISSUES:

Kennedy Le
kle@keystonepacific.com
949-474-0833

RFID STICKERS

kle@keystonepacific.com

BILLING QUESTIONS/ ADDRESS CHANGES:

Phone: 949-900-1104
customer-care@keystonepacific.com

ARCHITECTURAL DESK:

Phone: 949-900-1107
architectural@keystonepacific.com

GUARD HOUSE:

Phone: 714-596-6304



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January-March 2022 REMINDERS

- **Keystone is Closed for New Year's Day (observed) - Monday, January 3rd**
- 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 - Every Thursday 10-12 pm, remove vehicles from the street to avoid citation and fine.
- Please remember to update your guest list in dwellingLIVE. This helps the Guard to allow quicker access for your guests and service providers.

RFID APPLICATIONS REQUIRED

As of 9/30/2021, the remotes to open the gate will no longer work.

If you have not already completed the application and submitted the proper paperwork, please submit to kle@keystonepacific.com. We have been releasing stickers and the Guard Gate has been setting appointments with the homeowners that

COYOTE SIGHTINGS IN THE COMMUNITY

Please be aware there have been numerous coyote sightings on Clearview in the community. Please protect yourself and your pets and do not leave pet food or water out.

COMMUNITY SUPPORT

- Please clean up after your pets and dogs are to be on a leash at all times when in the common area.
- You must stop at all STOP signs in the community. There are children and individuals walking with their pets. Please drive safe!
- If you should see any suspicious behavior along the City access road behind the homes on Clearview, or anywhere in/near the community, please contact the Huntington Beach Police at (714) 536-5661. Thank you!
- **All exterior painting requires architectural review and approval, including exterior paint with the original color. As noted in the Architectural Article, color boards are available for review which include the original color palette. This is very important to remember, as there is an immediate fine of \$500.00.**
- Please remember to place trash cans out the evening before pick-up and remove the evening of pick-up. Thank you very much!