

April– June 2022

# THE BLUFFS NEWS

<https://thebluffsca.com/>



## The goals for 2022 that we have set so far:

1. Get the rear entry gate working correctly and returned to a renewed condition. When this has been accomplished completely, review the front gate systems to get them updated also.
2. Monitor and maintain the trees and landscape plantings on all the common areas both outside and inside the complex.
3. Monitor the roadway conditions and determine if a new seal coat will be required to be applied this year or next year.

## General Information

The Association has two volunteer committees in addition to the elected Board of Directors. The Landscape Committee and the Architectural Committee. Anyone who has an interest in becoming a member of either or both committees to assist in running of the Association, please contact Lisa at Keystone Pacific [lmunson@keystonepacific.com](mailto:lmunson@keystonepacific.com) and let her know your interest. Get involved, it helps everyone.

## Newsletter Articles

If you have something to share in the newsletter, email [lmunson@keystonepacific.com](mailto:lmunson@keystonepacific.com).



### BOARD OF DIRECTORS:

**President:** David Stauffer  
**Vice-President:**  
**Treasurer:** Donald White  
**Secretary:** Bob Morrisette  
**Member-at-Large:** Vacant  
As of 3/17/22

**NEXT BOARD MEETING:**  
**May, 19, 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](mailto:lmunson@keystonepacific.com)

**Emergency After Hours: 949-833-2600**

**COMMON AREA ISSUES:**  
**Kennedy Le**  
[kle@keystonepacific.com](mailto:kle@keystonepacific.com)  
949-474-0833

**RFID STICKERS**  
[kle@keystonepacific.com](mailto:kle@keystonepacific.com)

**BILLING QUESTIONS/ ADDRESS CHANGES:**  
Phone: 949-900-1104  
[customer-care@keystonepacific.com](mailto:customer-care@keystonepacific.com)

**ARCHITECTURAL DESK:**  
Phone: 949-900-1107  
[architectural@keystonepacific.com](mailto:architectural@keystonepacific.com)

**GUARD HOUSE:**  
Phone: 714-596-6304

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

## April 2022 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 - 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.



### 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](mailto: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.

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