

JANUARY 2022

MONTAGE MAINTENANCE CORPORATION



HAPPY NEW YEAR!!! The Board of Directors and Management would like to wish you and your families a Happy New Year! We wish for nothing but the best for you in 2022.

Holiday decorations are to be removed by January 15, 2022.

GROUPME APP—MONTAGE

Homeowners, if you are interested in communicating with your neighbors about safety in the Montage Maintenance Community, then please download the app groupme. There is a Montage community safety chat that was created by one of the Homeowners. Please see the link below:

web.groupme.com/join_group/58855845/I40jZwnT

PARKING REMINDERS

Please do your part to be a courteous neighbor and be mindful of the following parking guidelines:

- Garages shall be used for the parking of vehicles and each Owner shall, at all times, ensure that the garage accommodates at least the number of vehicles for which it was constructed.
- Garages may not be used for storage unless an owner has fewer vehicles than garage parking spaces.
- No owner shall park any vehicle on any portion of the Community, except wholly within his/her garage. Owners found in violation may be called to a hearing.
- No trailer, motor-home, recreational vehicle, commercial vehicle, boat, camper, U-Haul type vehicle may be parked within the community.
- Vehicles parked in the alley or in a manner that blocks another's access to their garage may be towed at the Owner's expense.

BOARD OF DIRECTORS:

Dannetta Waters: President
Kathy Turner Smith: Treasurer
Yatae Lewis: Secretary

NEXT BOARD MEETING:

February 24, 2022

Time: 5:00 PM Via Zoom
Meeting ID: 958 5054 4865
Passcode: 152667

The final agenda will be posted at the pool bulletin board. You may also obtain a copy of the agenda by emailing Management, at plogan@keystonepacific.com.

IMPORTANT NUMBERS:

ASSOCIATION MANAGER:

Paul Logan
plogan@keystonepacific.com
Phone: 949-403-7139

Emergency After Hours:
949-833-2600

COMMON AREA ISSUES:

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

BILLING QUESTIONS/ADDRESS CHANGES/ WEBSITE LOGIN:

Phone: 949-833-2600
customer care@keystonepacific.com

INSURANCE BROKER:

LaBarre/Oksnee
30 Enterprise
Suite 180
Aliso Viejo, CA 92656
949-588-0711
Fax: 949-588-1275

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



- Keystone Pacific will be closed in observance of the following holidays:
 - ◆ New Year's Eve – Friday, December 31st
 - ◆ Observance for New Year's Day - Monday, January 3rd
- Street Sweeping Day - 1st & 3rd Wednesdays of each month.
- Trash Pick-Up Day - Mondays
Please remove trash cans from the common areas after this day.
- For after-hours association maintenance issues, please call 949-833-2600

ATTENTION: TOILET & SEWAGE WASTE

In order to keep association dues down, please make sure you are only flushing appropriate toiletries down the toilet and drains. Only toilet paper and noted flushable items should be flushed. The plumbing company is reporting many hair extensions and other inappropriate items are being flushed down the toilet and backing up the community's sewage system. It has been reported that cooking grease and like products have been cause for recent back ups in the community plumbing. Fats, oils, and grease come from meats, butters and margarine, lard, food scraps, sauces, salad dressings, dairy products, and cooking oil. When fats, oils and grease (F.O.G.) goes down the drain, it hardens and causes sewer pipes to clog. This can lead to a Sanitary Sewer Overflow where raw sewage actually backs up into your home, lawn, neighborhood, and streets. Not only does this nasty mess cause health issues, it also can run into a nearby stream or river which affects our drinking water. If your pipes become clogged from putting these products down the drain, it can be a very expensive problem to fix.



KEEP US SAFE

Please assist with keeping the community safe and refrain from putting items in the gate to block it open to allow unwanted guests into the community

CALL THE COMPTON SHERIFF'S DEPARTMENT IF YOU NOTICE ANYTHING SUSPICIOUS

- Call 911(emergency) or 310-605-6500 Compton Sheriff's Department (non-emergency) as appropriate.
- Compton Fire Department: 310-605-5670.
- Officer R. Owens (Neighborhood Watch Liaison):310-605-6500.

PAYMENT UPDATE:

Please be reminded that your monthly assessments will change effective January 1, 2022.

As a friendly reminder, the mailing address for your assessment payment has changed.

To avoid delays in processing your assessment payments, please update your records.

Your 10 digit account number can be found on your billing statement. The new payment address is:

**PO BOX 513380
Los Angeles, CA 90051-3380**

If you have any questions, please call 949-833-2600.

CALIBER ONLINE PAYMENT FEATURE

You may make one-time ACH payments through www.kppmconnection.com or sign up to make recurring online ACH payments. Please visit www.kppmconnection.com to access your online payment account. You may access your account using your current email address and password. If you have not registered for The KPPM Connection, please have your account number readily available.

FRIENDLY NEIGHBOR REMINDERS

- Please keep the noise down between 10:00 PM — 8:00 AM.
- If your plants and/or trees are blocking your neighbor's view, please be considerate and trim all encroaching plant material.

