

April 2022

MONTAGE MAINTENANCE CORPORATION

<https://montagecompton.com>

GROUPME APP—MONTAGE

Homeowners, if you are interested in communicating with your neighbors about safety in the Montage Maintenance Community, 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/l40jZwnT

NO QUORUM!

We were unable to hold the 2021 Annual Meeting and Election that was scheduled for Tuesday, February 15, 2022 as we had less than the required fifty percent (50%) or 33 members present in person, by ballot or by proxy.

HOMEOWNER MAINTENANCE

Homeowners of Montage are responsibly for maintenance, repairs, and replacement of all interior and exterior aspects of their homes and front and back yards. Below are some helpful tips to keep your home in top shape:

- Have a yearly roof inspection to ensure you don't get any leaks from rain.
- Clean dryer ducts yearly to make sure they are not a fire hazard.
- Clean out gutters, repair or replace broken window screens and check windows and doors for broken seals.
- Have your AC tuned prior to summer and your heater checked prior to winter.
- Ensure your backyard drainage is working.
- Clear out clutter. Trash it, recycle it, donate it, or sell it.

COMMUNITY REMINDERS

- Please slow down when driving through the neighborhood. Homeowners may be walking and children may be playing. Speed Bumps have been installed throughout the community to assist. Please make sure to stop at each stop sign.
- If you have pets, ensure that they are cared for, not left to bark, or leave messes on your neighbors' property. When out for a walk, please ensure that they are leashed, cleaned up after, and safe in your care.
- Please make sure that all basketball hoops were moved away from the common area view when not in use.
- Noise travels, be cognizant of your neighbors' peaceful and quiet enjoyment.

BOARD OF DIRECTORS:

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

NEXT BOARD MEETING:

To be determined by Board

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

IMPORTANT NUMBERS:

ASSOCIATION MANAGER:

Kyle Taylor
ktaylor@keystonepacific.com
Phone: 949-381-3456

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

April 2022 REMINDERS

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.

MAKING IMPROVEMENTS TO YOUR HOME?

Our governing documents require that the Association approve all proposed architectural changes before any work commences. The importance of this requirement cannot be overstated when you consider the reasons for such a restriction. Please contact your Community Association Manager via email at ktaylor@keystonepacific.com for an Architectural Application.

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.
- If your neighbor is respectful enough to speak with you directly about a grievance issue, please be respectful enough to listen calmly and carefully and try to accommodate their concerns.

GARBAGE BIN REMINDER

Please place garbage bins behind your gate after the scheduled trash hours have passed. Such containers shall only be exposed to the view of neighboring lots, when set out for a reasonable period of time, not to exceed twelve (12) hours before and after the scheduled pick-up time.

COMMUNITY VIOLATIONS

Purchasing a home in a community association offers many advantages to the buyer, but at the same time, does impose restrictions. These restrictions are not meant as an inconvenience or invasion of freedom, but rather, as a means of maintaining harmony and protecting values in your community. Please keep that in mind, if you ever do receive a violation letter. Also if you would like to report any violations, please contact Management at ktaylor@keystonepacific.com.

PAYMENT UPDATE:

As a friendly reminder, and in case you missed it, the mailing address for your assessment payment changed a while ago.

To avoid delays in processing your assessment payments, please update your records with the address below.

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.

