

JUNE 2022

MONTAGE MAINTENANCE CORPORATION

www.montagecompton.com

HAPPY FATHER'S DAY

Happy Father's Day to all of the wonderful Dads at Montage Maintenance Corporation! We wish you a beautiful day, today and always.

HOMEOWNER MAINTENANCE

Homeowners at Montage maintain every aspect of their physical home and front yard. Here are some maintenance 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 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 anourse@keystonepacific.com.

BOARD OF DIRECTORS:

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

NEXT BOARD MEETING:

August 17, 2022

Time: 4:00 PM Via Zoom

Audio/Video Tele-Conferencing as State regulations mandate.

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:

Tony Nourse
anourse@keystonepacific.com
Phone: 949-430-5874

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
customercare@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

- For after-hours association maintenance issues, please call 949-833-2600
- 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.



RECYCLE USED MOTOR OIL

1. Drain your used oil in a clean container.
2. Remove the filter and turn the filter upside down so it can drain completely into the container for used oil recycling. Allow the filter to drain overnight to remove all the oil.
3. Place the filter in a sealed bag or container.
4. Take your used oil and filter to a household

MAKING IMPROVEMENTS TO YOUR HOME?

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

Common Architectural Application submissions are required for:

- Painting the Exterior of your Home
- Landscaping
- Front Yard Renovation
- Satellite Dish/Equipment Installation
- Fencing

JUNE 2021 DAYS OF CELEBRATION

- 1st National Say Something Nice Day
- 5th National Donut Day
- 6th National Cancer Survivor's Day
- 8th National Best Friends Day
- 13th National Children's Day
- 14th World Blood Donor Day
- 20th National Father's Day
- 23rd International Women in Engineering Day
- 22nd National Take Your Cat to Work Day
- 25th National Take Your Dog to Work Day

TRASH AT THE POOL

After inspections of the pool area, Management and the Board of Directors have noticed that people are leaving their trash everywhere. Please take pride in the community that you live in and clean up after yourself. If you have large items that need to be thrown away after a pool party, please throw them away in your own trash. Violators who are caught leaving trash out in the community pools, will be called to a hearing and assessed a fine.

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.
- 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.





Montage Maintenance Corporation

May 2, 2022

Dear Montage Maintenance Corporation Homeowner:

We were not able to hold the Adjourned Annual Meeting and Election that was scheduled for February 15, 2022, as we still had less than the required 50 % or 33 members present in person or by ballot.

Therefore, since we have made an attempt to hold the Annual Meeting and Election, and have been unable to achieve quorum, the current Board will remain in place until the next Annual Meeting, scheduled for February 2023. At that time, 3 positions will be up for re-election.

Sincerely,

Anthony Nourse

Community Association Manager

Keystone Pacific Property Management, LLC