

SEPTEMBER 2022

MONTAGE MAINTENANCE CORPORATION

www.montagecompton.com

SAFETY FIRST!

The school year is starting and kids are excited (or not excited) to be headed back to school. Please see the following safety tips to ensure their school year starts off safely!



Walking to School

- Walk on the sidewalk if possible, if not available, when on the street, walk facing traffic.
- Before you cross the street—look left, right and then left again for oncoming traffic.
- Stay alert and don't text or talk on the phone when walking.

Biking to School

- Ride on the right side of the road, with traffic, in a single file line.
- Come to a complete stop before crossing the street and walk bikes across the street.
- Helmets should be properly fitted and bright clothing should be worn.

Riding the Bus to School

- Teach kids the proper way to exit and enter the bus.
- Children should stand 6 feet back from the curb.
- If your child has to cross in front of the bus, they should walk on the side of the road for 10 feet before they cross so they can see the driver and the driver can see them.

Driving Kids to School

- Obey speed limits and follow drop off protocols.
- Make eye contact with children crossing the street.
- Never pass a bus loading or unloading children.

Teen Drivers

- Ensure lots of practice before allowing them to drive on their own.
- Set a good example.
- Ensure they are not distracted with putting make up on, eating food, or using their phone.

There are many more great practices to utilize to ensure your children have a safe and healthy school year. Please visit nsc.org for more tips for school safety.

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.

BOARD OF DIRECTORS:

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

NEXT BOARD MEETING:

November 16, 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 anourse@keystonepacific.com.

IMPORTANT NUMBERS:

ASSOCIATION MANAGER:

Anthony Nourse

anourse@keystonepacific.com

Phone: 949-430-5874

Emergency After Hours:

949-833-2600

COMMON AREA ISSUES:

Morgan Johnson

mjohnson@keystonepacific.com

Phone: 949-418-9005

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

- In Observance of Labor Day, September 5, 2022, Keystone will be closed.
- 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.

PAYMENT UPDATE:

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.

HOW PROPERTY INSPECTIONS AFFECT PROPERTY VALUES

THE IMPORTANCE OF AESTHETICS

Aesthetics matter. A neighborhood that looks good has higher resale values that attract a higher caliber of buyer. Peeling paint, shabby fences, and battered garage doors reduce property values for all the homes in the area. Neighborhoods with cohesive color schemes, attractive driveways and uncluttered lawns promote an upscale image that has a direct impact on each home's value.



LONG-TERM VALUE ADDED

Though your home might not currently be on the market, maintaining high property values within your community is still important. For starters, it's a courtesy to your neighbors who are selling their homes. Secondly, homes with higher property values attract more desirable buyers, which generally leads to safer, more peaceful neighborhoods. Lastly, your home's increased equity can impact other areas of your life including refinancing, credit lines, and loan collateral.

INSPECTIONS IDENTIFY PROBLEMS EARLY

Though many community managers limit property inspection to once per month, at Keystone Pacific, we conduct twice-monthly inspections. Twice-monthly inspections enable us to catch issues early on so they can be remedied before they become serious problems. Inspecting communities often also allows the HOA manager to become intimately familiar with your community so issues are immediately apparent.

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.

WATCH YOUR SPEED!

Please be mindful of your speed when driving thru the Community. Homeowners and/or their tenants found in violation, may be called to a hearing and assessed a fine.





Montage Maintenance Corporation
Owner Notice Disclosure (Civil Code section 4041)

California law requires Owners in a community association to provide the following information to the association on an annual basis. If the below contact information has changed, please complete and return this form to Keystone Pacific Property Management, LLC at the address shown below or send the completed form to forms@keystonepacific.com no later than October 31st.

Owners Name _____

Property Address _____

Owner Phone # _____ Owner Email _____

*ITEMS 1-6 NEED TO BE COMPLETED. IF NOT APPLICABLE, PLEASE INDICATE N/A

1. Address or Addresses to which notices from the association are to be delivered:

2. Any alternate or secondary address to which notices from the association are to be delivered:

3. The name and address of your legal representative, if any, including any person with power of attorney or other person who can be contacted in the vent of your extended absence from your property:

4. Your property is (please check one): Owner occupied Rented out

If your property is rented out, please provide the following information:

Name of Tenant(s): _____

Phone Number: _____

Email Address: _____

- 5. Is your property developed, but vacant (please check one)?: Yes No
6. Is your property undeveloped land? Yes No

Please return this form to:
Montage Maintenance Corporation
c/o Keystone Pacific Property Management, LLC
16775 Von Karman Ave, Suite 100, Irvine, CA 92606