

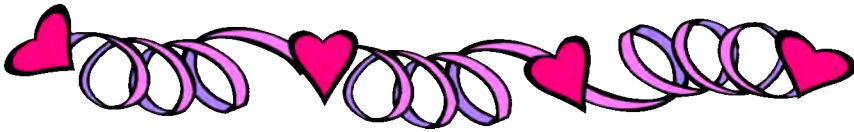
February 2021

BRIGHTWATER MAINTENANCE CORPORATION

www.brightwaterhoa.net

UPCOMING 2021 ANNUAL MEETING AND ELECTION

The 2021 Annual Meeting and Election has been scheduled for May 12th. Candidacy Statements forms are being distributed with this newsletter and February billing statements. If you are interested in running for the Board, please submit your candidacy statement to management prior to the February 28th deadline indicated on the form.



COMMUNITY REMINDERS

Holiday Decoration Removal—All holiday decorations should have been removed by January 15th. If your decorations are still up, please have them removed immediately. Management will be sending notices for decorations that remain up after the January 15th deadline.

Portable Basketball Stands & Other Equipment—The community does not permit basketball stands or other sports equipment to be stored in the front of the homes. Please ensure all equipment is removed from the front of the home when not in use.

Pets on Leash — Management continues to receive complaints about pets off leash in the community. Please remember that pets must be leashed at all time when not contained within their owner's lot.

Chalk Markings—With more time spent at home, we have seen an increase in chalk art in the driveways, sidewalks and streets as a common outdoor activity. Please make sure to wash down any chalked areas after use.

Stored Vehicles—Please remember that vehicles parked on the association streets must be moved regularly. Vehicles parked without moving in excess of 96 hours may be cited for monitoring and subject to tow at the owner's expense.

SIGN UP TODAY AT WWW.KPPMCONNECTION.COM FOR EMAIL NEWS AND ALERTS!

Once logged into your account, click the "Change Notification Settings" link on the "My Profile" tab to update settings and enter the email addresses that you would like to receive e-notifications.

BOARD OF DIRECTORS:

President: Erick Dickens
Vice-President: Vacant
Treasurer/Secretary: Joseph Pham

NEXT BOARD MEETING:

The next Board meeting is currently scheduled for Tuesday, March 9, 2021 at 6:15 p.m. The meeting will be held via Zoom and the meeting link will be posted on the Brightwater website and at the clubhouse door prior to the meeting.

COMMUNITY MANAGER:

Michael Gonzalez
Phone: (949) 838.3214
Emergency After Hours: (949) 833.2600
mgonzalez@keystonepacific.com

COMMON AREA ISSUES:

Karen Chavez
Phone: (949) 392.6893
kchavez@keystonepacific.com

G4S PATROL SERVICE:

On site 2 p.m. to 6 a.m. daily
Phone: (714) 290.1852

BILLING QUESTIONS/ ADDRESS CHANGES/ WEBSITE LOGIN:

Phone: (949) 833.2600
customercare@keystonepacific.com

ARCHITECTURAL DESK:

Phone: (949) 838.3239
architectural@keystonepacific.com

GAZEBO PARK RESERVATIONS:

Karen Chavez
Phone: (949) 392.6893
kchavez@keystonepacific.com

COMMUNITY WEBSITE:

www.brightwaterhoa.net

POOL, GYM, CLUBHOUSE AND KEY REQUEST CONTACT :

Brightwater Community Center Association (BRICCA) is charged with the operation of the pool, gym and clubhouse within Brightwater.

COMMUNITY MANAGER

Kevin Tan
Phone: (949) 838.3264
Email: ktan@keystonepacific.com

COMMON AREA MAINTENANCE, CLUBHOUSE RESERVATIONS & KEY FOB REQUESTS

Francesca Vanni
Phone: (949) 570.1304
Email: fvanni@keystonepacific.com

February 2021 REMINDERS

- Keystone is Closed in Observance of President's Day - Monday, February 15th

STREET SWEEPING SCHEDULE

Bolsa Chica Entrance/Brightwater Drive - 2nd & 4th Wednesday from 8:00 a.m. - 12:00 p.m.
All other Interior Brightwater Streets - 1st & 3rd Wednesday from 8:00 a.m. - 12:00 p.m.

Please have all vehicles removed from all streets to be swept on the dates listed above as patrol will be issuing citations & possible fines for violating vehicles that have Vehicle Identification Stickers displayed on the front windshield. For violating vehicles without stickers, patrol will be issuing citations & towing vehicles per the Association's parking policy. If you need additional or replacement stickers, please contact Management.

NEXT BOARD MEETING DATE

The next Board meeting is currently scheduled for March 9, 2021 at 6:15 via Zoom. The meeting link will be posted on the finalized agenda on the Brightwater website and on the clubhouse door prior to the meeting.

STREET LIGHT OUTAGES

If you notice a street light out, damaged or flickering please report it to kchavez@keystonepacific.com or directly to Southern California Edison at (800) 611-1911 or <https://www.sce.com/wps/portal/home/outage-center/report-street-light-outage>.

Please be sure to take note of the location of the light and/or the tag number on the pole.



ASSOCIATION VIOLATION POLICY & FINE SCHEDULE

Regularly, Management and the Board of Directors are tasked with reviewing the community for violations of the Association CC&R's and Rules & Regulations and taking action to ensure adequate action is taken. Unfortunately, many violations observed this year have gone unresolved after communication and have escalated to hearings and fines. In order to enhance communication and understanding the of the violations and enforcement process, we would like to share the following points with all homeowners and tenants.

- What is a violation?** A violation is non-compliance with an association rule, architectural guideline or provision of the CC&R's. Common violations are related to failure to maintain the home such upkeep with regular yard maintenance or installation of exterior home improvements without architectural approval. Other violations result from failure to act, such as removing trash cans from common area view between pick up days or failure to remove cars from the street during street sweeping.
- What happens if my home is subject to a violation?** The association's violation process starts with a notice via mail sent to your mailing address on file with the HOA noting the violation and a time frame to resolve the matter. In order to ensure you receive this information, it is important to update your mailing address if you rent out your home or if your home in the community is not your primary residence. If the violation continues to go unresolved, a hearing notice will be sent. You will be given the opportunity to appear at the next schedule Board meeting and discuss the issue with the Board. At the meeting, the Board of Directors will take action, which may be an extension to resolve the violation, a fine for non-compliance and/or other appropriate as allowed by the CC&R's and applicable laws.

If you receive a violation notice and have questions about the process, how to resolve the matter and/or want to communicate the need for an extension, please contact your community manager.

APPLICATION FOR CANDIDACY FOR THE BOARD OF DIRECTORS

Dear Homeowner:

The Annual Election will be held in . If you are interested in serving on the Board, please complete this application and return it to **KEYSTONE** by 5:00 PM on . For specific candidate qualifications, please contact Management for a copy of your community's Election Rules.

Members are encouraged to confirm their personal contact information by the deadline set forth for submitting nominations to ensure that Members have an opportunity to review their personal information at least thirty (30) days before ballots are mailed.

NAME: _____

(Note: Be sure to complete and return verification information on page 2 of this application)
Candidacy statement needs to be kept to one page. Please type in the information requested below.

WHY WOULD YOU LIKE TO SERVE AS A BOARD MEMBER?

WHAT IS YOUR BACKGROUND?

WHAT IS YOUR VISION FOR THE COMMUNITY AND WHAT WOULD YOU LIKE TO ACCOMPLISH DURING YOUR TERM OF OFFICE?

PLEASE NOTE: PER CALIFORNIA CIVIL CODE SECTION 5105(a), A COPY OF THIS FORM MAY BE INCLUDED WITH THE OFFICIAL BALLOT. THE CANDIDATE/MEMBER IS SOLELY RESPONSIBLE FOR THE CONTENT OF THIS COMMUNICATION. THE ASSOCIATION DOES NOT EDIT OR REDACT ANY CONTENT

APPLICATION FOR CANDIDACY FOR THE BOARD OF DIRECTORS

HOMEOWNER VERIFICATION INFORMATION

ADDRESS: _____

WORK PHONE NUMBER: _____

HOME PHONE NUMBER: _____

CELL PHONE NUMBER: _____

E-MAIL ADDRESS: _____

I, _____, hereby certify that the information above is true and correct and that I have not been convicted of a crime which, if elected, would either prevent the Association from purchasing fidelity bond coverage required by California Civil Code section 5806 or terminate the Association's existing fidelity bond coverage.

Signature: _____ Date: _____

To request an electronic copy of the Candidacy Application, please contact reconnect@keystonepacific.com.

Completed Candidacy Applications must be submitted to reconnect@keystonepacific.com or to the following address before the deadline: