

March 2021

BRIGHTWATER MAINTENANCE CORPORATION

www.brightwaterhoa.net

SPRING IS COMING!

Spring is in the air! This is a great time for all of us to take stock of things we can do around our properties to make our neighborhood a bright spot in Huntington Beach! Is my home in need of a fresh coat of paint? Is my landscaping tidy? Do I have stored junk on my property that is visible to neighboring properties? These are some of the questions we should all ask ourselves in order to be a good neighbor, and in order to maintain high property values in our community.

*Don't forget to move your
clocks ahead one hour on
March 14th!*



STREET PARKING AND VIOLATION NOTICES

During the pandemic, there was a temporary hold placed on issuing certain parking related violations. At this time, the association will resume issuing parking all parking citations. Common violations include not moving vehicles for the street sweeper during the scheduled services, vehicles unmoved in excess of 72 hours (stored vehicles) and recreational vehicles & trailers parked in the community. Vehicles in violation will be receiving citations, violation letters in the mail. **Repeat violations can lead to fines and vehicle towing at the owners expense.**

ARCHITECTURAL CHANGE APPROVAL REMINDER

All proposed exterior modifications, alterations, additions or changes must be submitted to the Association for approval **PRIOR** to any installation or commencement of construction. Failure to submit an application prior to commencing work may lead to violation enforcement, including fines and potential required removal of unapproved improvements. You may view the guidelines and download the application at www.brightwaterhoa.net.

**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 a separate HOA charged with the operation of the pool, gym and clubhouse within Brightwater.

COMMUNITY MANAGER

Alex Soto
Phone: (949) 371.2317
Email: asoto@keystonepacific.com

COMMON AREA MAINTENANCE, CLUBHOUSE RESERVATIONS & KEY FOB REQUESTS

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

March 2021 REMINDERS

- For after-hours association maintenance issues, please call (949) 833.2600 to be connected with the emergency service line. Please call 9-1-1 for life-threatening emergencies.

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.

HOMEOWNER ASSESSMENT CHANGE

Effective October 2019, the payment address for assessments had changed to:

PO BOX 513380
Los Angeles, CA 90051-3380

Please review your payment checks to ensure the correct address. This is particularly important for payments sent directly by your bank through a bill pay service. Payments sent to the old address will not be received or processed, which may lead to late charges and escalated delinquency action & fees.

COMMUNITY REMINDERS

Garage Doors—Garage doors should be kept closed at all time, except when they are used for entry and exit. An open and unattended garage can attract unwanted theft activity.

Trash Cans—Trash pick-up occurs weekly on Friday. Trash cans must be returned to your garage, backyard or in another location out of view from the common area with 24 hours of pick-up.

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.

Architectural Applications—Spring time is a popular time to start planning for home improvements. Please remember all exterior improvements require approval prior to beginning any work. Please visit www.brightwaterhoa.net to download the application forms and guidelines.

COMMON AREA ISSUES

If you observe a common area maintenance concern, please email Karen Chavez at kchavez@keystonepacific.com so that she can place a work order with the appropriate vendor. This includes common area items such as landscape light outages, overfilled park or trail area trash bins, broken sprinklers, pest control, etc. Images of the issue, if available, are always helpful in pinpointing locations and the issues at hand so they are communicated accurately to the vendor who will resolve the matter.

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.