

April 2021

BRIGHTWATER MAINTENANCE CORPORATION

www.brightwaterhoa.net

JOIN THE BOARD OF DIRECTORS

The Annual Meeting and Election for the Board of Directors is being postponed from the originally scheduled date in May in order to allow the association to solicit additional candidates to run for the Board of Directors. A separate notice with a candidacy statement will be mailed, but if you have an interest in serving on the Board, please contact your manager Michael Gonzalez at mgonzalez@keystonepacific.com for more information and a candidacy statement.

MARCH 9, 2021 BOARD MEETING HIGHLIGHTS

- A proposal was approved to remove the failing and potentially diseased Canary Island Palm tree on the slope between Brightwater and Oceanridge near the Warner entry. The tree will be removed by crane to reduce the potential of infecting other nearby trees.
- Maturing investments were reviewed and approved recommendations from Morgan Stanley to reinvest the maturing funds.
- The 2020 draft audit was approved and will distributed to the membership.
- The Board discussed modifications to patrol service hours for 4th of July to help promote community safety.
- The following committee updates were provided:
 - Trail/Habitat Committee:** The committee reviewed the details of the most recent monitoring report submitted by Dudek. A meeting will be setup with Dudek, the committee and the Board will be scheduling a separate meeting to align objectives.
 - Gating/Patrol Committee:** It was noted overall crime reports and incidents have declined in the community. The pursuit of Coastal Commission approval for gating will be postponed until after the upcoming election, at which point the newly elected Board will review the status of the pursuit and determine next steps.
 - Social Committee** – Community sponsored events have continued to be postponed due to the pandemic. Future events will be planned by the committee and announced at a future date.
 - Landscape Committee**—Comments and recommendations were provided in regard to the landscape proposals presented to the Board.

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 Monday, May 10, 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 RESREVATIONS & KEY FOB REQUESTS

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

April 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

May 10, 2021
General Session @ 6:30 p.m.
Via Zoom

HOME AND YARD MAINTENANCE

Spring time is a great time to review your home for necessary maintenance! Please take a moment to take a look at the appearance of your home from the street to identify any maintenance issues. Common issues identified by Management include: paint that is peeling or cracking in need of touch-up, stains/dirt spots on the face of the home that need to be washed, weeds growing in planter beds, or failing or dying plant material and lawns in the front yard. Please take a look at your home and address any maintenance concerns as quickly as possible. Please keep in mind that exterior changes require approval in advance as indicated in the article below.

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.

RULE OF THE MONTH

CC&R's Article III, Section 21
Excerpt related to parking of RVs, trailers and the like.

"No Owner shall park, store or keep on any property or street (public or private) within the Properties any large commercial-type vehicle (including, but not limited to, any dump truck, cement mixer truck, oil or gas truck or delivery truck), any recreational vehicle (including, but not limited to, any camper unit or motor home), any bus, trailer, trailer coach, camp trailer, boat, aircraft, mobile home, inoperable vehicle or any other similar vehicle or any vehicular equipment, mobile or otherwise, deemed to be a nuisance by the Board, upon any unenclosed parking space, so as to be visible from anywhere in the Properties."

Please ensure that RVs, trailers and similar vehicles restricted by this provision are kept outside of the community, unless they can be stored within your enclosed garage.



STREET LIGHT OUTAGES

If you notice a street light out, damaged or flickering please report the issue 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 or the tag number on the pole.