

May 2021

# BRIGHTWATER MAINTENANCE CORPORATION

[www.brightwaterhoa.net](http://www.brightwaterhoa.net)



Happy Mother's Day to all of the wonderful Moms at Brightwater Maintenance Corporation! We wish you a beautiful day, today and always. Mother's Day was first observed in 1908. It was designated by Presidential proclamation, and was recognized officially by Congress and the President in 1914. It is celebrated in honor of Mother's on the second Sunday of May. MOTHER'S DAY IS SUNDAY, MAY 9th.

## "DARK SKY" LIGHTING REMINDER

Please remember that the Association is subject to "Dark Sky" lighting requirements. Exterior lighting should be downward casting and not shine onto adjacent property or the habitat areas. This means that many type of string light many not be acceptable. If you have or intend to install string light, please ensure they have shielding to eliminate outward or upward shining light. Please also remember that all exterior modifications, including exterior lighting, require architectural approval prior to installation. Samples of properly shielded lights are provided below.



## MAY BOARD MEETING RESCHEDULE

The May Board meeting was previously scheduled for May 10th and is now rescheduled for May 24th. The open General Session will begin at 6:30 p.m.

**SIGN UP TODAY AT [WWW.KPPMCONNECTION.COM](http://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 24, 2021 at 6:30 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](mailto:mgonzalez@keystonepacific.com)

## COMMON AREA ISSUES:

**Michael Gonzalez**  
Phone: (949) 838.3214  
**Emergency After Hours: (949) 833.2600**  
[mgonzalez@keystonepacific.com](mailto:mgonzalez@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](mailto:customercare@keystonepacific.com)

## ARCHITECTURAL DESK:

Phone: (949) 838.3239  
[architectural@keystonepacific.com](mailto:architectural@keystonepacific.com)

## GAZEBO PARK RESERVATIONS:

**Michael Gonzalez**  
Phone: (949) 838.3214  
[mgonzalez@keystonepacific.com](mailto:mgonzalez@keystonepacific.com)

## COMMUNITY WEBSITE:

[www.brightwaterhoa.net](http://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](mailto:asoto@keystonepacific.com)

## COMMON AREA MAINTENANCE, CLUBHOUSE RESREVATIONS & KEY FOB REQUESTS

**Alex Soto**  
Phone: (949) 371.2317  
Email: [asoto@keystonepacific.com](mailto:asoto@keystonepacific.com)

# May 2021 REMINDERS

- Keystone is Closed in Observance of Memorial Day - Monday, May 31st
- 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

Monday, May 24, 2021  
General Session @ 6:30 p.m.  
Via Zoom

## RULE OF THE MONTH

Architectural Guideline 4.2.12 related to portable basketball stands indicates that they are not permitted in the front yard.



This means that all portable basketball stands must be removed from the front yard and stored within the rear yard, side yard or within the garage when not in use.



## 2021 TREE TRIMMING

The spring/summer tree trimming for Brightwater has been completed. This includes the trimming of various trees along Brightwater Dr and in the parks, including the Tristania, Ficus, Coral, Melaluca, Sycamore, Palms and many others. We hope you enjoy the look! There is one failed palm at the end of Oceanridge nearest Warner that will be removed. The winter trimming for 2021 will include trimming of the HOA maintained pines along Bolsa Chica and at the trail entry at the intersection of Bolsa Chica and Brightwater drive.

## WHY ARE HOA ASSESSMENTS IMPORTANT?

Your homeowners association is a non-profit mutual benefit corporation, of which you are a member. The common areas in your community are the assets that this corporation (your HOA) is responsible for managing. Therefore, your assessments directly support the programs and services that preserve the property values of the homes in your community. As a non-profit mutual benefit corporation with a volunteer board of directors, none of the members on your community's board receive compensation for their service. All of the membership assessments are funneled back into amenities and services that protect your home's equity.

## WHERE DO HOA ASSESSMENTS GO?

There are two parts to your HOA's annual budget: operations and reserves. Both play a critical role in preserving your home's value. Operations are the monthly expenses that fund the daily operations of the association and includes things like the landscaping contract and materials, patrol, insurance fees, administrative costs, management company services, utilities and legal fees. Reserve funding is typically a very large part of what comprises your monthly assessments. Reserves represent the long-term savings plan that your HOA uses to proactively cover major repairs and replacements of common area components. Because your board has a fiduciary responsibility to manage your funds and property, setting reserves is an important part of responsible planning and maintenance. Reserve covers replacement of most of your HOA's major maintenance components, including major pool repairs & replacements to heaters, decking, and restrooms, new fencing and gates, painting projects, repaving common area roads and driveways.