

November 2021

BRIGHTWATER MAINTENANCE CORPORATION

www.brightwaterhoa.net

DOGS ON LEASH/DOG WASTE

In the past months, Management has received a high volume of complaints about pets off leash within the community. When walking or playing with your dog in the community, please remember that it must be leashed at all times. It is dangerous to let your dog roam freely.

In addition, when dogs are not being supervised or on a leash they may be leaving unwanted “gifts” on your neighbor’s lawn. It is extremely important that pet owners refrain from allowing pets to deposit waste on anyone’s private property. Many homeowners would like their front lawns free of dog waste to prevent damages to the grass and landscape.

We ask that you please carry bags with you or take one from a doggie bag station in the community and remove all pet waste immediately. We are kindly requesting that everyone be responsible pet owners and we thank you, in advance, for your cooperation!

COMMUNITY REMINDERS

- Recreational vehicles are not permitted to be parked in the community.
- Basketball stands and other sports apparatus are not permitted to be stored in the front of the home. They must be stored out of view from the street when not in use.
- Please remember to take your trash cans into your garage or backyard as soon as they are emptied.
- Please obey the 30 MPH speed limit while driving down Brightwater Drive, and use caution on all community streets.
- Please remember to regularly mow your lawn, trim your trees & shrubbery and promptly remove any weeds from your yard areas.
- Exterior modifications to your home or yard require HOA approval **prior to** starting the work. Please visit www.brightwaterhoa.net to download the Architectural Guidelines and the application forms.
- When parking in your driveway, please make sure that your car does not extend into the street or the sidewalk area.

**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 November 2021. A date and time to be determined. 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:

Kevin Tan

Phone: (949) 381.3454

Emergency After Hours: (949) 833.2600

ktan@keystonepacific.com

COMMON AREA ISSUES:

Luis Cruz

Phone: (949) 561.0180

Emergency After Hours: (949) 833.2600

lcruz@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:

Luis Cruz

Phone: (949) 561.0180

lcruz@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

Kevin Tan

Phone: (949) 381.3454

Email: ktan@keystonepacific.com

COMMON AREA MAINTENANCE, CLUBHOUSE RESERVATIONS & KEY FOB REQUESTS

Luis Cruz

Phone: (949) 561.0180

lcruz@keystonepacific.com

November 2021 REMINDERS

- Keystone is Closed in Observance of the Following Days -
 - * Veteran's Day – Thursday, November 11th
 - * Thanksgiving – Thursday, November 25th
 - * Day After Thanksgiving – Friday, November 26th

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 November 2, 2020 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.

FALL/WINTER MAINTENANCE CHECKLIST

Please take a moment to review the check list below for your home and address any items that may need attention.

Front yard planters are well maintained and free of weeds. Mulch is applied to bare areas.

Front yard lawn is well watered and fertilized to eliminate dead brown or bare areas.

Clear your flowers beds of weeds, spent flowers and leaves. It is a great time to trim back shrubs and bushes.

Check all windows, they may need caulking replaced or window screens may need to be repaired.

Home exterior surfaces are free of dirt/debris and all dark spots have been cleaned.

Thank you for taking the time to contribute to the beauty of Brightwater!

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.



FALL TIME CHANGE TIPS

Remember to turn your clocks back one hour! Daylight Saving Time ends Sunday, Nov. 7 at 2 a.m. While you adjust to the time change, it is also important to think about how the change may affect your personal safety.

The following tips are provided to help you prepare for the longer nights:

- If you walk or ride a bike, make sure to wear reflective clothing and take a flashlight with you.
- Ensure there is sufficient lighting around the interior and exterior of your home. Install motion sensitive lights or modify lights on timers for the additional dark hours.

If you commute in the early morning or evening after dark:

- Check that your headlights are working properly.
- Change your windshield wiper blades.
- Check the wear and tear on your tires.
- Use the time change as a reminder to check other important safety items, such as check your smoke alarm and carbon monoxide for current batteries.