

January 2022

# BRIGHTWATER MAINTENANCE CORPORATION

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

## HOLIDAY REMINDERS

### Holiday Decoration Removal

We hope everyone had a fun holiday season. As we approach the end of the season, please be reminded that all holiday decorations must be removed by January 15th each year.

### Christmas Tree Disposal

Rainbow Disposal will collect Christmas trees placed on the curb during the regular collection days from December 31st to January 21st. Trees must be cut down to four feet or less, and all lights, ornaments, and stands must be removed. Unfortunately, flocked trees are not recyclable and will not be collected. For additional information, please contact the City of Huntington Beach.

## 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](http://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!

### BOARD OF DIRECTORS:

**President:** Erick Dickens  
**Vice-President:** Timothy Hayes  
**Treasurer/Secretary:** Robert Tummolo

### NEXT BOARD MEETING:

The next Board meeting is currently scheduled for January 2022. A date and time to be determined. The meeting location 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](mailto:ktan@keystonepacific.com)

### COMMON AREA ISSUES:

**Karla Shuya**  
Phone: (949) 833.2600  
**Emergency After Hours: (949) 833.2600**  
[kshuya@keystonepacific.com](mailto:kshuya@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:

**Karla Shuya**  
Phone: (949) 833.2600  
[kshuya@keystonepacific.com](mailto:kshuya@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

**Kevin Tan**  
Phone: (949) 381.3454  
Email: [ktan@keystonepacific.com](mailto:ktan@keystonepacific.com)

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

**Karla Shuya**  
Phone: (949) 833.2600  
[kshuya@keystonepacific.com](mailto:kshuya@keystonepacific.com)

# January 2022 REMINDERS

- Keystone is Closed in Observance of New Year's - Monday, January 3rd

## 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 January 11, 2022. The meeting time and location 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 the issue to [kshuya@keystonepacific.com](mailto:kshuya@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.



## 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.