

February 2022

BRIGHTWATER MAINTENANCE CORPORATION

www.brightwaterhoa.net

COMMUNITY REMINDERS

Holiday Decoration Removal — All holiday decorations should have been removed by January 15th. If your decorations are still up, please have them removed immediately. Management will be sending notices for decorations that remain up after the January 15th deadline.

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.

Pets on Leash — Management continues to receive complaints about pets off leash in the community. Please remember that pets must be leashed at all time when not contained within their owner's lot.

Stored Vehicles — Please remember that vehicles parked on the association streets must be moved regularly. Vehicles parked without moving in excess of 96 hours may be cited for monitoring and subject to tow at the owner's expense.

YARD MAINTENANCE REMINDER

Please make sure that you are tending to your yard on a regular basis. The grass should always be kept at a reasonable height; no more than 2-3". And although it's a great start, mowing isn't enough to keep your yard looking its best. After you mow, put the final touches on the job by using an edger around driveways, sidewalks, planter borders, trees or any other place the grass meets another surface. On a regular basis, you should remove all weeds, cut back any overgrown plant material and replace dead or dying trees/shrubbery. Lastly, don't forget to review your backyard plant material to ensure it is not encroaching into your neighbor's property.

Please join us in a combined effort to help the community look amazing!

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: Timothy Hayes
Treasurer/Secretary: Robert Tummolo

NEXT BOARD MEETING:

The next Board meeting is currently scheduled for March 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:

Phil Mahr
Phone: (949) 390.9369
Emergency After Hours: (949) 833.2600
pmahr@keystonepacific.com

COMMON AREA ISSUES:

Karla Shuya
Phone: (949) 833.2600
Emergency After Hours: (949) 833.2600
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

ARCHITECTURAL DESK:

Phone: (949) 838.3239
architectural@keystonepacific.com

GAZEBO PARK RESERVATIONS:

Karla Shuya
Phone: (949) 833.2600
kshuya@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

Phil Mahr
Phone: (949) 390.9369
pmahr@keystonepacific.com

COMMON AREA MAINTENANCE, CLUBHOUSE RESERVATIONS & KEY FOB REQUESTS

Karla Shuya
Phone: (949) 390.9369
kshuya@keystonepacific.com

February 2022 REMINDERS

- Keystone is Closed for President's Day - Monday, February 21st

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 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 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.

February

COMMON AREA ISSUES

If you observe a common area maintenance concern, please email Karla Shuya at kshuya@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.

ARE YOU CONNECTED?

Your HOA's, the City of Huntington Beach and Keystone all have great ways to stay connected, access important information and report maintenance issues or violations. To learn more, visit the links below or search your app store on your mobile device to download the app and start exploring!

HOA Website (www.brightwaterhoa.net) — This community specific website allow you access to prior meeting minutes, newsletters, community rules, architectural guidelines, and forms to report a common area maintenance issue or another owner in violation of a community rule. You will need your KPPM Connection account login information to access certain pages that are not available to the public.

KPPM Connection (*Keystone — HOA Management*) — www.kppmconnection.com. This web portal allows you to review your HOA assessment accounts, pay your assessment bills, setup recurring payments, update your mailing address and contact information as well as manage your preferences for HOA email notifications.

MyHB App (*City of Huntington Beach*) — This mobile app offers Huntington Beach Residents a convenient way to connect with the City. You can view City events and available classes, access beach information, report maintenance issues and many other great features.