

March 2022

BRIGHTWATER MAINTENANCE CORPORATION

www.brightwaterhoa.net



Spring is in the air!

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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.

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 guidelines and download the application at www.brightwaterhoa.net.



SPRING IS FLYING PEST SEASON



Here are a few tips to reduce health risks or property damage caused by these terrible flying insects:

CHECK FOR SIGNS OF TERMITES

Beginning in March and going through June, be on the lookout for these winged insects. Termites swarm in the spring and can cause serious damage to your home in a very short amount of time. If there are a bunch of winged insects flying out of a hole in the woodwork, that's probably termites. Call a licensed professional pest control company. You will save money and trouble in the long run.

PREVENT MOSQUITOES

We've become more aware of the potential danger mosquitos can pose to our health. West Nile virus and Zika virus are just the latest diseases caused by these winged pests. The best way to prevent mosquitos around your home is simply by getting rid of any standing water. Walk around your home. If you see water standing, dry it or maintain it regularly.

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 8, 2022. 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
customer-care@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
Email: ktan@keystonepacific.com

COMMON AREA MAINTENANCE, CLUBHOUSE RESERVATIONS & KEY FOB REQUESTS

Karla Shuya
Phone: (949) 833.2600
kshuya@keystonepacific.com

MARCH 2022 REMINDERS

Keystone will not be closed for any holidays during the month of March, and will be open during regular business hours Monday through Friday.

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 8, 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.

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.



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.