

April 2021

Greenbriar Neighborhood Corporation

www.greenbriarhoa.org

Who do I Contact?

When living in a Homeowner's Association it's not uncommon to wonder who can help with various questions/concerns. Your Manager hopes the below table will help. When in doubt, please contact your Manager at skarlovic@keystonepacific.com.

Question/Concern	Who Can Help	Alternative
Sprinkler leak in common area	Eriq Springer	Sarah Karlovic
	espringer@keystonepacific.com	skarlovic@keystonepacific.com
Clubhouse re-opening	Sue White	www.laderialife.com
	sue.white@fsresidential.com	
Question about violation letter	Sarah Karlovic	Eriq Springer
	skarlovic@keystonepacific.com	espringer@keystonepacific.com
Roof leak	Eriq Springer	Keystone After Hours
	espringer@keystonepacific.com	949-833-2600
Community Pool Issues	Sue White	www.laderialife.com
	sue.white@fsresidential.com	

Parking and Other Safety Concerns

Parking parallel to your garage in Greenbriar is a violation of the Association Rules and a safety hazard. The garage alleyways are fire lanes. For this reason, the Board has been and will continue to tow vehicles parked parallel to garages. There are nightly inspections and random inspections during the week. We don't want you to get towed!

Also - while Management sympathizes with the struggle of keeping kids entertained during a pandemic, basketball hoops, soccer goals and trampolines are not permitted in common area, particularly in the alleyways where vehicles drive.

Lastly, Management is asking that owners encourage their kids to use sidewalk chalk on the concrete in their exclusive use patio or the sidewalk immediately in front of their unit. Please do not have children play in the alleyways where vehicles are driving. Please also do not allow your children to chalk the block walls in the common area. This is surprisingly expensive to clean!

BOARD OF DIRECTORS:

President: Winston McColl
Vice-President: Patrick Carnie
Treasurer: Jeff Prinz

NEXT BOARD MEETING:

Wednesday, May 19, 2021
6:30 p.m. via Zoom

The final agenda will be posted at the mailboxes. You may also obtain a copy of the agenda by contacting management at skarlovic@keystonepacific.com

IMPORTANT NUMBERS:

ASSOCIATION MANAGER:

Sarah Karlovic
Phone: (949) 649-6900

Emergency After Hours: (949) 833.2600
Fax: (949) 377.3309
skarlovic@keystonepacific.com

COMMON AREA ISSUES:

Eriq Springer
Phone: 714-410-1364
espringer@keystonepacific.com

BILLING QUESTIONS/ ADDRESS CHANGES/ WEBSITE LOGIN:

Phone: (949) 833.2600
customer-care@keystonepacific.com

ARCHITECTURAL DESK:

Phone: (949) 838.3239
architectural@keystonepacific.com

LARMAC Information:

First Service Residential
Sue White
sue.white@fsresidential.com

Managed by Keystone
16775 Von Karman Ave., Suite 100
Irvine, CA 92606

April 2021 REMINDERS

- 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.
- Trash Pick-Up Day - Thursday / Friday
Please remove trash cans from the common areas after this day.
- Thursday, May 19, 2021 - Annual Election and Board Meeting @ 6:30 p.m. via Zoom; please email skarlovic@keystonepacific.com for meeting passcode.



THE ELECTION

No, not that one. Did you know owners have the ability to elect the homeowners who govern the Greenbriar Board of Directors? You will receive a ballot sometime this month to vote in the election of the Board of Directors. They serve on one and two year terms and represent you! The ballots can only be counted if enough homeowners return a ballot so it's important that everyone participate. Greenbriar has not been able to hold a proper annual meeting in recent years due to lack of homeowner participation. If you do not receive your ballot or you lost it, please email skarlovic@keystonepacific.com.

KEEPING THE KIDS BUSY

Many parents are struggling to do it all right now, literally and figuratively. One of our greatest and often unused resources is our local library. The Ladera Ranch Library has some great online resources for children. Simply visit <https://www.ocpl.org/libraries/ladera-ranch>. If you click "Kids" you will be directed to a landing page which includes free printable coloring pages as well as fun games.

MINDING OUR MANNERS AND FOLLOWING THE RULES

Keystone conducts weekly property inspections. In doing so, we have noticed there are a few areas where Greenbriar residents need gentle reminders. Here are the issues we see most frequently:

- Trash cans: If trash day is Thursday that means the bins should be put out Wednesday night and brought in Thursday night. Of course life happens and sometimes we forget, but this is the standard to which we should strive.
- Common Area Usage: The common area landscape (any landscape you are not responsible to maintain) should not be used to place signage, hang birdfeeders, or hold personal items. Again, exceptions can and should be made but this is the general rule. "For Sale and "For Lease" signs should be placed in a window or the exclusive use patio area.
- Children's Play Equipment: This was mentioned on the front page but it's worth mentioning again. The alleyways, association streets are no place for basketball hoops and soccer goals. Ladera Ranch has beautiful greenspace and areas to play.