

June 2021

Greenbriar Neighborhood Corporation

www.greenbriarhoa.org

2021 Greenbriar Projects

The Greenbriar Board of Directors would like the community to be aware of a few projects that are set to be completed in 2021.

- Street Seal Coating / Red Curb Painting / Parking Stall Striping

This project will take place in August or September with more details to be posted at the mailboxes, mailed and emailed. We will schedule the project over the course of two days. We are excited to see the improved look of the streets and red curbs!

- 5 Year Fire Sprinkler Certification

The Orange County Fire Authority requires that Greenbriar have the fire sprinklers inspected and certified every 5 years. This project only applies to 3-unit buildings. If your unit is only attached to one other unit, this project will not affect you. For the others, the vendor will need to enter your home to inspect and test the fire sprinkler system. This will involve some alarms sounding during the test and someone will have to be home to let the vendor into the home on the designated date.

- Garage Lantern Replacement

The Board reviewed proposals at the May 2021 meeting to replace the dated, worn lanterns adjacent to the garage doors. The replacement project will take place prior to the end of this year and owners will be given the opportunity to purchase a matching lantern for their porch light, if desired.

The best way to ensure you do not miss any important notifications is to sign up for e-notifications through the KPPM Connection.

Sign Up for E-Notifications

New to the kppmconnection.com portal? Use this quick guide to help you get started.

Follow the instructions to log in to or register for:

<https://www.kppmconnection.com/Account/Login>

1. Click on "Not Registered? Sign Up Now"
2. Fill in the information for first-time user:
 - a) Account Number (email management if you need yours)
 - b) Property Zip Code
 - c) Email Address
 - d) First Name
 - e) Last Name
 - f) Password (min. of 8 characters)
 - g) Confirm Password

BOARD OF DIRECTORS:

President: Winston McColl

Vice-President: Patrick Carnie

Treasurer: Jeff Prinz

NEXT BOARD MEETING:

Wednesday, August 25, 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 bchrisp@keystonepacific.com

IMPORTANT NUMBERS:

ASSOCIATION MANAGER:

Bryanna Chrisp

Phone: 949.570.1305

Emergency After Hours: (949) 833.2600

Fax: (949) 377.3309

bchrisp@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

Megan Otte

Member Services Admin

Megan.otte@fsresidential.com

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

June 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.
- Wednesday August 25, 2021 - Board Meeting @ 6:30 p.m. via Zoom; please email bchrisp@keystonepacific.com for meeting passcode.



Manager Change?

Nope!...well not really. You may have noticed a different Manager Name on page 1. Sarah Karlovic will be on leave for June and July. In her absence Bryanna Chrisp will be managing Greenbriar.

MARK YOUR CALENDARS

Scavenger Hunt

The Ladera Ranch Community Services Event Planning Committee brings a community-wide scavenger hunt for residents to enjoy. Create a team with family and/or friends and travel around Ladera to identify mystery locations. Submit a photo to events@laderalife.com in front of 5 of the 8 landmarks by June 30 for a chance to win a \$50 gift card.

Mystery locations to be added on June 1.

American Red Cross Blood Drive

Monday, June 14, 2021 located at 28192 O'Neill Drive, Ladera Ranch. To schedule your appointment for this Blood Drive go to recrossblood.org and use sponsor code: Ladera Ranch. At this time, all donors must make an appointment. For more information, email Ladera Ranch Community Services at contact.larcs@laderalife.com.

Patriotic Parade

Saturday, July 3rd 10:00 a.m.—12:00 p.m.

Smokey's Fire Truck and Hot Rods Unlimited Car Club will cruise through neighborhoods on a pre-determined route. Follow the parade using the Glympse App so you can see in real-time when the parade will arrive near you.

LET'S TRY TO KEEP IT DOWN

As a community let's be mindful that not everyone has a traditional work schedule. Some of our neighbors have to sleep during the day for swing/night shifts. Hosting movies outside is a fun way to bond with neighbors but please be mindful of neighbors. Also, rodent deterrents like mechanical owls and other handy devices may not be the best option when living in close proximity to others.

HEY DID YOU KNOW...

Any portion of the landscape you do not maintain is considered to be common area. This means owners/residents should not be altering that plant material. This includes planting new items, trimming what's there or removing anything. Also, while it seems efficient, owners and residents should not stop the landscape crew to discuss concerns. If everyone did this they would have a hard time completing their day to day tasks.

If you have a common area plant issue that needs to be addressed please email Eriq Springer at espringer@keystonepacific.com. Eriq is happy to help you!