

March 2022

GREENBRIAR NEIGHBORHOOD

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	Adriana Lopez	Sarah Karlovic
	alopez@keystonepacific.com	skarlovic@keystonepacific.com
LARMAC Clubhouse	Megan Otte	www.laderalife.com
Question about violation letter	Sarah Karlovic	Adriana Lopez
	skarlovic@keystonepacific.com	alopez@keystonepacific.com
Roof leak	Adriana Lopez	Keystone After Hours
	alopez@keystonepacific.com	949-833-2600
Community Pool Issues	Megan Otte	www.laderalife.com
	megan.otte@fsresidential.com	

What's New?

During the October 2021 Board Meeting, the Board approved the 2022 Budget with no assessment increase. While the Board is sensitive to current rates of inflation and labor shortages, it was important to keep the assessments the same.

The Board is currently planning a street project to take place this summer and is considering a painting project as well. It is important to know these projects are funded from Reserves. Essentially, the pools of money for these projects have been collected over the years and earmarked explicitly for them.

The Board has recently passed a rule to prohibit storing of vehicles in guest parking spaces for longer than one week. The rule also prohibits hop-scotching (moving the vehicle just before the one-week mark to restart the clock). The intention is that Greenbriar guest parking not be used to store resident vehicles that are not driven.

Thank You!

Our 5 Year Fire Sprinkler Inspection and Repair project was a huge success. Keystone is thankful to the owners who made time to be home to meet the crew members. This project is no fun for anyone but is mandated by the OCFA and is imperative to ensure our safety measures are functioning properly.

BOARD OF DIRECTORS:

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

NEXT BOARD MEETING:

Wednesday, May 11, 2022
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, CMCA®
Phone: (949) 649-6900

Emergency After Hours: (949) 833.2600

COMMON AREA ISSUES:

Adriana Lopez
Phone: (949) 381-3467
alopez@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:

First Service Residential
Megan Otte
Megan.otte@fsresidential.com

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

March 2022 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.-



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DON'T FORGET TO VOTE!

Did you know that Greenbriar has not held a proper Board Member election in over a decade? It's not for lack of effort on the part of the Board and Management. In order for the election to take place, 50% of the members need to return their ballots. If 50% are not returned on the first try, we get the opportunity to try again with just a 25% requirement. This means just 33 owners need to return their ballots and that has not happened since 2011. The Election is scheduled for Wednesday, May 11th. Please be on the lookout for your ballot in the first week of April, fill it out and return it. If you do not receive your ballot, please email skarlovic@keystonepacific.com to request another.

WHO IS NATURE CARE?

Perhaps you have noticed the crew onsite this year. Cresta Verde Landscape has been Greenbriar's landscape service provider for a few years and they have been doing a pretty good job. At the beginning of this year they were acquired by Nature Care. Management is working closely with the transition team and has every reason to believe the quality of service will not change as a result of the acquisition. Each month your manager walks half of the property with Nature Care to ensure quality and contractual obligations are met. In the event the Board is considering a change, the topic will be posted on a meeting agenda.