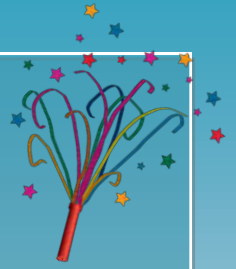




Neighborly News



Volume 22 Issue 01 7400 Circulo Sequoia, Carlsbad, CA

Association Contact
(760) 943-6650 Ph.
(760) 943-6279 Fax

Community Website
lacostaoakshoa.org

General Manager:
Marty Ignacio
(760) 943-6650
mignacio@
keystonepacific.com

Recreation Assistant:
Evelyn Hernandez
(760) 943-6650
ehernandez@
keystonepacific.com

After Hours Manager: KPPM
(949) 833-2600
After Hours Landscaping:
(760) 317-2550
North Coast Patrol
(760) 940-2776
San Diego Humane Society
(619) 243-3466
Carlsbad Fire/Police
(760) 931-2197

Hours of Operation
Association Office
Mon-Fri 9 am—5 pm

Exercise Facility & Pools
POOLS—OPEN
GYM —OPEN
The Oaks Clubhouse
OPEN

January

2022 ELECTION CALENDAR

- 1.02.22: Deadline for Board Candidate Applications (3 open seats)
- 2.01.22: Ballots mailed to homeowners.
- 3.15.22: Deadline for Ballots to be returned.
- 3.18.22: District Delegates Mtg./ Ballots tallied if 25% quorum is reached
- 3.29.22: Notice of Annual Meeting sent to District Delegates.
- 4.11.22: Annual Meeting (Announcements of Election Winners)

CALL FOR CANDIDATES FORM

If you didn't receive an LCOCA Election Call for Candidate form and you're interested in running for one of the open seats on the Board of Director's please log into the association website at lacostaoakshoa.org . This form can be found in the documents folder under community information. You may also contact the association office (760) 943--6650 or email mignacio@keystonepacific.com to request the form. Please fill out the form in it's entirety and return by January 2nd, 2022 to ensure you're added to the Ballot.

KPPM CONNECTION PORTAL

Want to receive electronic copies of your billing statement and community updates? Please see guide included on the final page of the newsletter!

2022 ASSESSMENT WILL INCREASE by \$18. The new assessment amount is \$259.00. Please make sure to update your bill pay accounts.

SEND ALL PAYMENTS TO
P.O. BOX 513380
LOS ANGELES, CA 90051-3380



COMMITTEES

Architecture Review Committee (AC)

Committee meets on the 1st Thursday of each month at 5:00 PM. (Plans must be submitted one week before or Thursday before meeting date.)

- 01/06
- 02/03
- 03/03
- 04/07



The following improvement plans will go directly to a 3rd party Architect to review at additional costs (see AC application):



- All Pool installations
- All Major renovations in Rear yard or Front yard
- All Major renovations in both Front & Rear yard
- All Structural Improvements to Home

Landscape Committee (LC)

Committee usually meets on the 2nd Thursday of every other month at 4:00 PM.

- January 13th is the next meeting.

Call for Mahjong Players

Do you play American Mahjong or are interested in learning? We have a friendly group of neighbors who play at the clubhouse on most Mondays 10 AM-12 PM (holidays excluded). No experience required. It's easy to learn, but the game remains challenging and interesting once you have the basics. The game sets are provided. If you like card games where you build a hand like Rummy, etc, you'll catch on quickly and we are be happy to teach new players. Email any questions to nancy.ray.littlefield@gmail.com.

NOVEMBER BOARD MEETING IN REVIEW

3rd Tuesday of each month @ 6 PM at the clubhouse.

- October financials reviewed & discussed.
- Approved Operating/Reserve CD's reinvested after maturity.
- Water and Expense Charts discussed & reviewed.
- AC & LC minutes reviewed
- Park West provided a landscape report .
- 2022 Proposed budget approved with \$18 increase in assessments.
- Board discussed a few ARC appeals.

Board Meetings are held the 3rd Tuesday of each month. The next meeting of the Board will be held on Tuesday, January 18th at the Clubhouse (7400 Circulo Sequoia). Agendas are posted at the Clubhouse bulletin board and can be found on the community website at la-costaoakshoa.org. If you would like to address the Board during Homeowner Forum, please email mi-gnacio@keystonepacific.com to be placed on the agenda.

Reminder Corner

- Office will be closed on Friday, December 31st through Monday, January 3rd in observance of New Years.
- Please trim back any landscaping that is growing into the sidewalks to clear path for pedestrians.
- Please abide by the Governing Docs & CCRs.
- If you notice an irrigation leak, please call the Park West Emergency line at (760) 317-2550.
- For after-hours association maintenance issues, please call (949) 833-2600, Dial 0 to be connected with the emergency service line. Please call 9-1-1 for life-threatening emergencies.
- Please make sure that you leash and pick-up after your animal if you are walking them throughout the community.
- Please don't place trash cans out too early. 24 hours before pickup is when they can be placed out, and be brought back in 24 hours after pickup.
- Turn off lights and close doors after gym use.

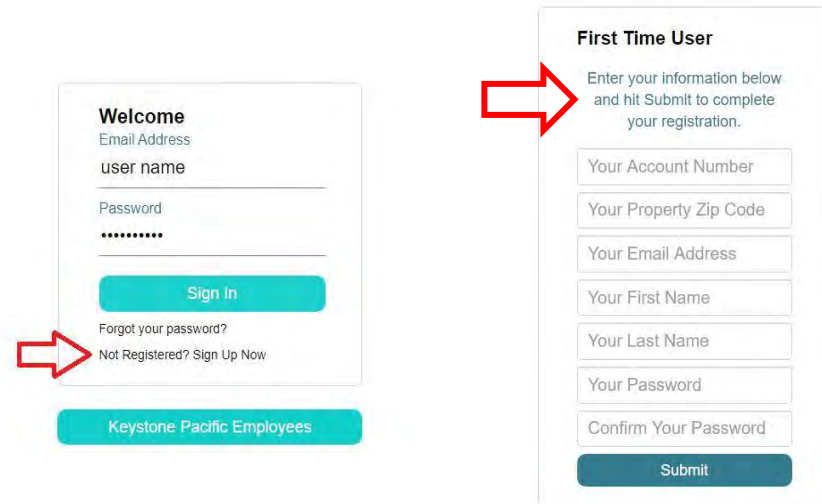
KPPM CONNECTION QUICK-START GUIDE

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>

Registration for First-Time Users:

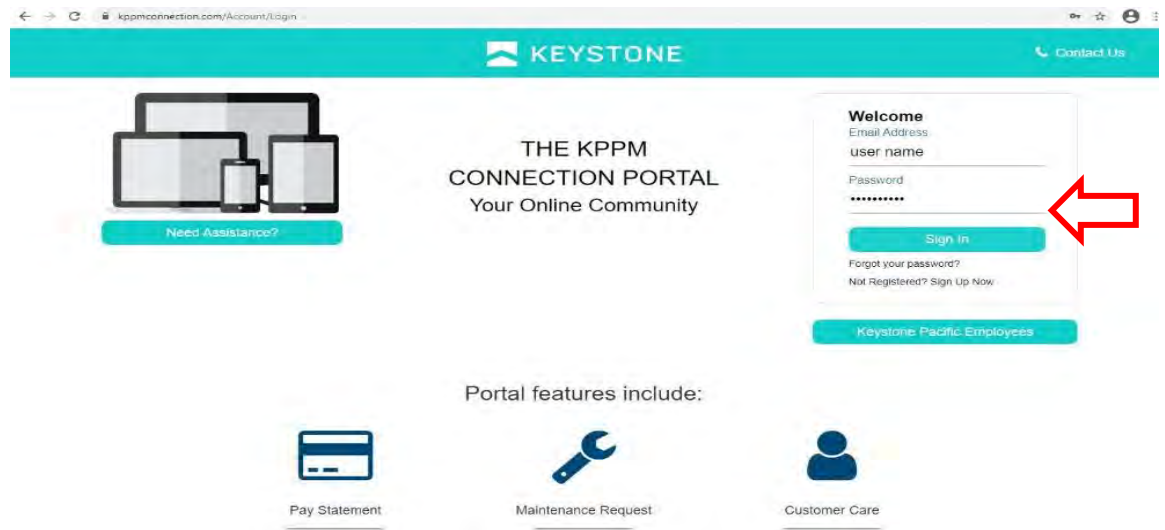
- 1) Click on 'Not Registered? Sign Up Now'
- 2) Fill in the information for first-time user:
 - a. Account Number
 - b. Property Zip Code
 - c. Email Address
 - d. First Name
 - e. Last Name
 - f. Password (min. of 8 characters)
 - g. Confirm Password



The image shows two parts of the registration process. On the left is a 'Welcome' login form with fields for 'Email Address' (containing 'user name') and 'Password' (containing '*****'). It has a 'Sign In' button, a 'Forgot your password?' link, and a 'Not Registered? Sign Up Now' link. A red arrow points to the 'Not Registered? Sign Up Now' link. Below this is a 'Keystone Pacific Employees' button. On the right is the 'First Time User' registration form. It has a heading 'First Time User' and a sub-heading 'Enter your information below and hit Submit to complete your registration.' Below this are several input fields: 'Your Account Number', 'Your Property Zip Code', 'Your Email Address', 'Your First Name', 'Your Last Name', 'Your Password', and 'Confirm Your Password'. A 'Submit' button is at the bottom. A red arrow points to the top of this form.

Log-In for Registered Users:

- 1) Enter email address associated with your account and password
- 2) Click the 'Sign In' button



The image is a screenshot of a web browser showing the login page for the KPPM Connection Portal. The browser's address bar shows 'kppmconnection.com/Account/Login'. The page has a teal header with the 'KEYSTONE' logo and a 'Contact Us' link. Below the header is a navigation bar with 'Need Assistance?' and 'Sign In' buttons. The main content area features the text 'THE KPPM CONNECTION PORTAL Your Online Community'. To the right is a login form with fields for 'Email Address' (containing 'user name') and 'Password' (containing '*****'). It has a 'Sign In' button, a 'Forgot your password?' link, and a 'Not Registered? Sign Up Now' link. A red arrow points to the 'Sign In' button. Below the login form is a 'Keystone Pacific Employees' button. At the bottom, there is a section titled 'Portal features include:' with three icons: 'Pay Statement' (credit card), 'Maintenance Request' (wrench), and 'Customer Care' (person icon).


HOA Management Tools at your Fingertips

The screenshot shows the Keystone HOA management dashboard. At the top, there is a teal navigation bar with a hamburger menu icon on the left, the 'KEYSTONE' logo in the center, and 'Contact Us', 'Log off', and 'Hello, March!' on the right. Below the navigation bar, a dropdown menu shows 'Demonstration HOA - 16 Happy PI'. The main content area is divided into three columns:

- Transactions & Statements:** Features a card icon, a table with 'Current Balance \$0.00', 'Statement Amount \$0.00', and 'Due Date 01/01/2021'. Below the table are three teal buttons: 'Make A Payment', 'View Statements/Newsletters', and 'View Transaction Activity'.
- My Profile:** Features a person icon, a table with 'Name March Saro' and 'Address 16 Happy PI, Keystone, CA 10001'. Below the table are three teal buttons: 'Update Login Info', 'Change Contact Info', and 'Change Notification Settings'.
- Activity:** Features a folder icon, a table with 'Open Violations 0', 'Open Work Orders 0', and 'Architectural Items 0'. Below the table are three teal buttons: 'View Violations', 'View Work Orders', and 'View Architectural'.

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[Feedback](#)
[Privacy Policy](#)



Make a Payment:
Make individual payments or set up automatic transactions

View Statements:
View statements and check out community updates


Transaction History:
Keep track of account payments



Update Login Info:
Manage your login info or add additional accounts

Change Contact Info:
Update mailing address or phone number

Notification Settings:
Opt in or out of e-billing statements or community news



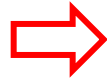
View Violations:
View association violations

View Work Orders:
Check on status of open work orders

View Architectural:
View status of architectural submissions

KPPM CONNECTION QUICK-START GUIDE

How to Make a Payment:



Make A Payment Demonstration HOA - 16 Happy Pl

Current Balance as of 01/18/2021: \$0.00
Current Statement Balance: \$0.00
Due Date: 02/01/2021

Payments submitted by 8:00 am PST will be processed the same day. Payments made after that time will be processed the next day and posted as of the date of payment. It will typically take two to three business days for payments to be reflected on your account.

[Recurring ACH Payments](#) [One Time ACH Payment](#) [One Time Credit Card Payment](#)

How much would you like to pay?

Statement Balance \$0.00 Other Amount

On what date?

Payments received after the due date will incur a late charge or could be placed in a delinquent status. Please ensure your payment is submitted on time.

Today's Date 01/18/2021

From which bank account?

[Add a new bank account](#)

Options Bank Name

[Review and Verify](#)

Pay HOA dues via a one-time payment with a credit card or bank account or set up recurring monthly payments

How to Sign Up for Electronic Notifications :

Notification Settings Demonstration HOA - 16 Happy Pl

[+ Add](#) [Save](#)

	Email	Electronic Billing	Community Updates
Primary Email	ccooley@keystonepacific.com	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>



Billing Statements

Enroll to receive a notification that your billing statement and insert are available online. Please note you will no longer receive the association's billing statements and insert by mail.

By selecting Electronic Billing, you will automatically be enrolled in receiving the newsletter electronically as this is sent in connection with the billing statement.

Community Updates


Enroll to receive community updates. This includes news, events and activities pertaining to your association.

Check desired box to enroll in online communication.

NOTE: by selecting electronic billing notifications, you will also automatically receive community updates in tandem

Managing Account Activities

Demonstration HOA - 16 Happy PI



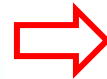
Activity

Open Violations	2
Open Work Orders	1
Architectural Items	1

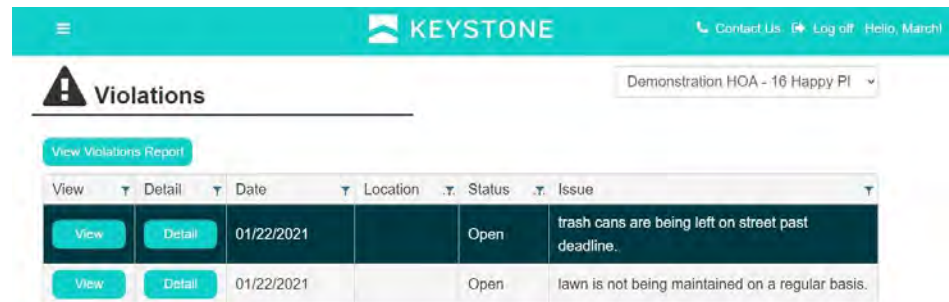
[View Violations](#)

[View Work Orders](#)

[View Architectural](#)

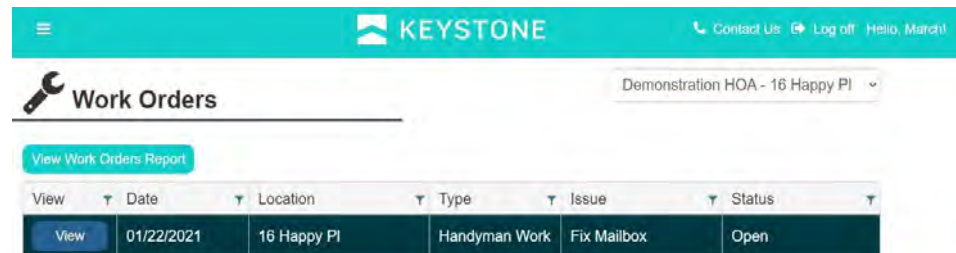


View Violations:



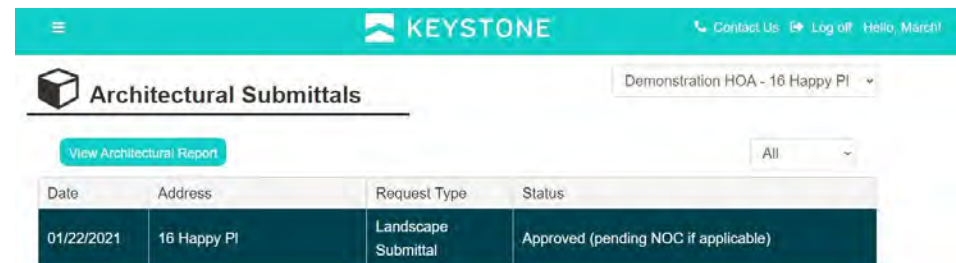
View	Detail	Date	Location	Status	Issue
View	Detail	01/22/2021		Open	trash cans are being left on street past deadline..
View	Detail	01/22/2021		Open	lawn is not being maintained on a regular basis.

View Work Orders:



View	Date	Location	Type	Issue	Status
View	01/22/2021	16 Happy PI	Handyman Work	Fix Mailbox	Open

View Architectural Submittals:



Date	Address	Request Type	Status
01/22/2021	16 Happy PI	Landscape Submittal	Approved (pending NOC if applicable)