

July 2020

# COWAN HILLS

www.cowanhills.org



## PET REMINDERS

- \* We certainly love pets in Cowan Hills and enjoy walking them through our lovely community. Recently, an increased number of reports of owners allowing their dogs to be off leash while in the common area, has been brought to the attention of the Board.
- \* The Association's CC&R's, Rules and Regulations, and Orange County Codified Ordinance (OCCO) 4-1-45 state, "all pets must be restrained by a substantial chain or leash not exceeding six (6) feet in length and is under the charge of a person competent to exercise care, custody, and control over such dog. You must keep your dog leashed anytime your dog is off your property. There are designated 'dog parks' throughout Orange County that lawfully allow the absence of a leash."

## LANDSCAPE MAINTENANCE

- \* Please make sure that you are tending your lawn on a regular basis. The grass should always be kept at a reasonable height, no more than 2-3". Weeding, edging, planting beds and mulching go a long way toward improving a yard's look. On a regular basis, you should remove weeds and cut back any overgrown plant material, remove and replace diseased plants. Also check sidewalks and driveway cracks for grass/weeds that need to be removed. Fertilizing and reseeding your lawn are also necessary from time to time. Planting colorful annuals in beds or pots around the house and patio, in hanging plant holders or in flower boxes, makes a house look cared for and cozy.

## COMPLIANCE LETTERS

- \* If you ever receive a courtesy letter to call your attention to a certain Cowan Hills compliance issue, please make sure you call Management to inform that you are addressing the issue and/or need more time to resolve the matter. This way, we avoid pursuing further compliance action in the meantime. Please remember, Management is here to help you

## WHO DO I CALL?

- \* If you notice a common area maintenance issue during normal business hours (9:00 a.m.—5:00 p.m. Monday—Friday), please call John-Luke Abadie with Keystone Pacific at 949-570-1310. If it is after hours and cannot wait until the next business day, please call 949-833-2600 and follow the prompts to be connected with the emergency service. Examples of common area maintenance issues are: lights not working in the common area planters, common area tree down or leaking/broken sprinklers in the common area.

### **BOARD OF DIRECTORS:**

**President:** Arthur Castro  
**Vice-President:** Julia Boynton  
**Treasurer:** Kenneth McCord  
**Secretary:** Peter Veenhuizen  
**Member-at-Large:** Dan Bosch

### **NEXT BOARD MEETING:**

**Tuesday, July 28 2020 @ 6:30PM**  
Via Zoom. Contact Management for Zoom information.

*The final agenda will be posted at the park. You may also obtain a copy of the agenda by contacting management at (949) 508.0567.*

### **IMPORTANT NUMBERS:**

#### **ASSOCIATION MANAGER:**

**Carly Hoffman**  
Phone: (949) 508.0567  
choffman@keystonepacific.com

#### **Emergency After Hours:**

(949) 833.2600

#### **COMMON AREA ISSUES:**

**John-Luke Abadie**  
Phone: (949) 570.1310  
jabadie@keystonepacific.com

#### **BILLING QUESTIONS/ ADDRESS CHANGES/ WEBSITE LOGIN:**

Phone: (949) 833.2600  
customercare@keystonepacific.com

#### **ARCHITECTURAL DESK:**

Phone: (949) 838.3239  
architectural@keystonepacific.com

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

## July 2020 REMINDERS

- Keystone is Closed for Independence Day (observed) - Friday, July 3rd
- 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.
- Street Sweeping Day - Thursday
- Trash Pick-Up Day - Wednesday  
Please remove trash cans from the common areas after this day.
- Tuesday, July 28 - Board Meeting @ 6:30PM  
Location: Via Zoom. Contact Management for Zoom information.

### COMMUNITY WEBSITE: [www.cowanhills.org](http://www.cowanhills.org)

Log onto the community website to:

- \* Submit maintenance requests, address changes
- \* Get the latest community news & updates
- \* Obtain minutes, newsletters, policies, forms
- \* Access your account online
- \* Pay your HOA bill online

Should you have problem logging onto the community website, please call Customer Service at 949-833-2600.

### FIREWORKS INFORMATION

- \* The Orange County Fire Authority (OCFA) wants to remind everyone that the sale, discharge or possession of fireworks is illegal in most areas of Orange County. Only ten cities allow "safe and sane" fireworks with very specific restrictions on their sale and discharge. Those cities include Anaheim, Buena Park, Costa Mesa, Fullerton, Garden Grove, Huntington Beach, Santa Ana, Stanton, Villa Park and Westminster.
- \* It is important to know that you cannot buy fireworks in those cities and then light them off in another city. Firecrackers, bottle rockets, cherry bombs and other devices that explode, move along the ground, or travel through the air are banned throughout the State of California. There is no safe or legal area to possess, sell or discharge these types of dangerous fireworks anywhere in the state.
- \* The OCFA recommends that residents enjoy a Fourth of July celebration with friends and family at a professional fireworks show. Many communities provide additional amenities, including barbecues, concerts and children's activities along with a large fireworks show.



### ARCHITECTURAL APPROVAL

- \* We would like to remind everyone that Architectural Approval is required **prior to the start of work on any portion of the exterior**. The Architectural Application needs to have the signatures of your neighbors on the Neighbor Awareness Form, **but** their signatures do not constitute approval. It is a courtesy to your neighbors to make them aware of your intentions. The Architectural Application can be found on the Cowan Hills website at [www.cowanhills.org](http://www.cowanhills.org). **Any improvements/changes made without approval of the Architectural Review Committee (ARC) are subject to removal at the homeowner's expense.**

