

March 2021

COWAN HILLS

www.cowanhills.org



ANNUAL ELECTION RESULTS

- * On February 1, 2021, the annual election for Cowan Hills Community Association was conducted. On behalf of the Board of Directors, Management would like to thank those of you who participated. This year there were three (3) seats available; each for a two (2) year term. The following were elected to serve as Directors:
- * Arthur Castro—Term expires 2023—59 votes received
- * Dan Bosch—Term expires 2023—79 votes received
- * Kenneth McCord—Term expires 2023—53 votes received.

VIEW OBSTRUCTION POLICY

- * Cowan Hills Covenants, Conditions and Restrictions (CC&R's) prohibit the unreasonable obstruction of a view from lots within Cowan Hills. It is the obligation of owners of lots within our Community to resolve disputes that arise between one another on an informal basis, without the need for involvement of the Association. Notwithstanding the foregoing, disputes have arisen from time to time between owners about view obstructions caused by maturing trees and other vegetation (including that installed by the developer), when the available view from a higher elevation neighbor is blocked by trees and vegetation growing above the roofline of the lower adjacent lot. When owners are unable to resolve the issue on an informal basis and they submit the dispute to the Association, the Board of Directors and the Architectural Review Committee are guided by the Cowan Hills Community Association View Obstruction Policy, enacted January 13, 1998, pursuant to Article X, Section 10.08 of the Association's CC&R's.
- * If you have any questions regarding the view obstruction policy or would like a copy of the full policy, please contact Carly Hoffman at (949) 508-0567 or choffman@keystonepacific.com.

TIME TO SPRING FORWARD

- * Daylight Saving Time begins on Sunday, March 14th! Don't forget to set your clocks forward one hour before going to bed on Saturday. This is also a good time to replace the batteries in your smoke and carbon monoxide detectors.

BOARD OF DIRECTORS:

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

NEXT BOARD MEETING:

Tuesday, March 23, 2021
@ 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

COMMON AREA ISSUES:
Courtney Vergilio
Phone: (949) 570-1310
cvergilio@keystonepacific.com

Emergency After Hours:
(949) 833.2600

COMMON AREA ISSUES:
Carly Hoffman
Phone: (949) 508.0567
choffman@keystonepacific.com

BILLING QUESTIONS/ ADDRESS CHANGES/ WEBSITE LOGIN:
Phone: (949) 833.2600
customer@keystonepacific.com

ARCHITECTURAL DESK:
Phone: (949) 838.3239
architectural@keystonepacific.com

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

March 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.
- * Street Sweeping Day - Thursday
- * Trash Pick-Up Day - Wednesday
Please remove trash cans from the common areas after this day.
- * Tuesday, March 23rd - Board Meeting @ 6:30PM
Location: Via Zoom. Contact Management for Zoom information.

COMMUNITY WEBSITE:

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.

PROPERTY MAINTENANCE REQUIREMENTS

- * All of you know the importance of maintaining your homes in outstanding condition, both for aesthetic value and protecting your investment. The Board has taken a preemptive stance and has sent letters, reminding owners to paint, make necessary repairs, fertilize lawns, cut back shrubbery, etc., to ensure Cowan Hills remains one of the most desirable communities in which to live. Continued efforts will be made to assure that homeowners correct any deficiencies, for the betterment of the community. Homes with faded or blistered trim, faded front or garage doors, and stained/discolored stucco or fencing, may receive a letter. A well-maintained community raises the value of the homes for everyone!

PET REMINDERS

- * We certainly love our pets in Cowan Hills and enjoy walking them through our lovely community. It has been brought to the Board's attention there has been an increase in reports of owners allowing their dogs to be off leash while in the common area.
- * The association's CC&R's and Rules and Regulations state that all dogs must be on a leash when in the common area. All owners must also obey the County of Orange "Leash Law" that requires dogs that are not on their own property be on a 6 foot or shorter leash, held by a person who can completely control the dog at all times. While out walking your dogs, please remember to pick up after your dogs and discard doggie bags in the trash receptacle and not in common area. When possible, please carry water with you to dilute dog urine so your neighbors can enjoy green grass without yellow spots.

NEWSLETTER ARTICLE SUBMISSIONS

- * Please feel free to submit any newsletter ideas or articles that you feel would be relevant to your neighbors here at Cowan Hills. All entries must be emailed to Carly Hoffman at choffman@keystonepacific.com no later than the 1st of each month, for consideration in the following month's newsletter.