

# Pelican Crest Community Association

**NEWSLETTER  
MAY - JUNE 2021**



**The Board of Directors would like to make you aware  
of the following Association matters:**

## **BOARD MEETING HIGHLIGHTS & COMMUNITY UPDATES**

Some recent actions by the Board include: Minutes review and approval, financial statements review and approval, reserve study proposal review, inspector of election proposal approval, landscape planting proposals review and compliance issues. Thank you!

## **PLEASE WATCH YOUR SPEED**



As a reminder, please watch your speed and do not exceed 25 mph while driving throughout our community. Even 25 mph is too fast at times, on streets such as Pelicans Drive and Pelican Crest Drive and especially during dark hours and when vehicles are parked on the street. Please proceed slowly and with caution while passing parked vehicles, workers' vehicles, and when turning onto main thoroughfares. Violations will be issued for creating an unsafe and hazardous condition. All owners are responsible for the actions of their guests and contractors. Thank you!

## **INCREASED CONSTRUCTION ACTIVITY**

There are currently several home remodel projects taking place within Pelican Crest, creating a flurry of traffic, trucks, noise, and temporary obstacles as you travel through the community. Most of the remodel contractors are not the original builders of the homes so are not as familiar with the construction rules, contractor hours etc. It is the member's responsibility to instruct your contractor of the rules. As a reminder, construction hours are Monday-Friday, 7:00 a.m.-5:00 p.m. Only contractor meetings or very minor, quiet work performed by an owner is allowed on Saturdays, from 8:00 a.m.- 4:00 p.m. Any construction trucks or crews attempting to enter the gate on Saturday will be denied access. Other reminders for remodel projects include: any lots where any yard or home demolition takes place, requires a construction fence. A porta potty may be placed on private property only, however must be screened from view. Workers shall not play loud music during work hours nor bring pets or other persons into the community. Members must ensure their contractors have displayed valid construction passes within their vehicles. The street in front of the home must be cleaned daily. To refresh yourself on the construction rules, Association rules and other governing documents, please visit your homeowner portal at [www.KPPMConnection.com](http://www.KPPMConnection.com) to view the rules and regulations and other association documents. Thank you!

## **ANNUAL MEETING REMINDER**

The Annual Meeting takes place in August. Last month the Candidacy form was distributed to the membership. If you are interested in serving on the Board, please remember the deadline for submission is April 30th. Thank you!

The next meetings of the Board of Directors have been scheduled for:

**Thursday, May 20, 2021  
Thursday, June 17, 2021  
6:30 p.m. Open Forum**

**These meetings are held via Zoom  
until further notice**

The next ACC meeting will be held on the below dates, pending timely receipt of submittals:

**Thursday, May 6, 2021  
Thursday, June 3, 2021**

**These meetings are held via Zoom  
until further notice**

**\*\*Please Note: The general posting and notice location for the Association is at the Pelican Crest guardhouse. Board meeting agendas are posted four days prior to the meeting. Pesticide notifications are also posted here along with any other general information for members' information. Thank you!**

### Community Contacts:

Diane Mellring  
Community Manager  
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Jacob Bryant  
Community Services Associate  
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Billing Questions/Address Changes  
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*HAPPY SPRING!*



## Architectural Procedures

If you plan on making **any exterior changes to your property** you will need to submit an architectural application along with detailed information pertaining to your improvement. Please **allow a two week lead time** for your submission to Keystone before the monthly Architectural Meetings. The next Architectural Meetings are scheduled for:

May 6, 2021 & June 3, 2021  
(pending timely submittal receipt)

Meetings are held remotely at this time due to state COVID social distancing mandates  
Applications and the Fee Schedule are available at: [www.KPPMconnection.com](http://www.KPPMconnection.com)

Once approval is received from the Architectural Control Committee (ACC) you can proceed with your improvements.

As an additional architectural reminder, large repairs such as driveway replacements, roof replacements, entire yard landscape replacements, must be discussed with the Architectural Committee prior to work being completed, to confirm if approval is required and to place a damage deposit to protect the common areas. All landscape and hardscape plans must be prepared by a California licensed, landscape architect.

**Tree Inspections:** Please note that the ACC performs routine tree height inspections for compliance to the established landscape height limit for your lot. Compliance letters are issued to members with trees that are in non-compliance. If you are unaware of your height limit, or have questions regarding this matter, please contact Community Manager, Diane Mellring at (949)900-1121.

Thank you for your attention to these matters!

## *A Few Community Reminders...*

**Speeding Reminder:** Please watch your speed and do not exceed 25 mph while driving throughout our community. Always proceed slowly and with caution while passing parked vehicles, workers' vehicles, and when turning onto main thoroughfares. Violations will be issued for creating an unsafe and hazardous condition. All owners are responsible for the activities of their guests and contractors, so please ensure they are informed of the rules. Thank you!

**Street Sweeping Schedule:** All streets within the Pelican Crest Community Association are swept every other Saturday morning. Please assist with this procedure by ensuring all vehicles are parked on your property, to keep the streets free and clear for sweeping. Thank you!

**Construction Schedule:** The construction hours for Pelican Crest are: Monday-Friday, 7:00 a.m. – 5:00 p.m., and no construction allowed on Saturdays, Sundays and holidays. Property owners that are under construction including remodels, please ensure your contractors are aware of this schedule. As a reminder, no construction will be allowed on **Memorial Day**, Independence Day, Labor Day, Thanksgiving Day, Christmas Eve, Christmas Day, New Year's Eve and New Year's Day. Homeowners are responsible for informing your contractors of these non-construction days. Thank you!

**Doggie Bag Stations:** Please utilize these stations for your pet needs. Four doggie bag stations are located in the common area. Two stations are placed on the inbound side of Pelicans Drive, between Pelican Vista and Channel Vista, and Channel Vista and Sail Vista, in the greenbelt. The third station is located on the left side of Pelican Crest Drive, near the entry island in the greenbelt area/rose garden, right next to the stucco pillar. The fourth station is located also on the left side of Pelican Crest Drive, in the greenbelt near the intersection with Tidecrest. Please also inform your dog walkers of these station locations. These stations supply doggie bags as well as a trash can; therefore no more doggie droppings or dropped bags should be viewed within our community! Thank you!

**Pelican Crest Community Portal:** Pelican Crest has a community portal for your use and reference. Please access this portal via [www.KPPMConnection.com](http://www.KPPMConnection.com). Create an account on the portal by entering a username and password, and your 10-digit account number. Once established, you will be able to view and download newsletters, common area service requests, automatic debit payment forms, etc. from the comfort of your home or office. Thank You!

**Rear Yard Drain Maintenance Reminder:** All members are required per the Association's governing documents, to quarterly check your drain inlet located in the rear corner of your lot, to ensure it allows free flow of water into it. The area around these drains should be clear of loose debris so that the main storm drains do not become clogged with debris from your lot or cause overflows to your lot or another member's lot. Thank you!

### **Keystone Holiday Schedule & Emergency Service**

Keystone offices will be closed on Monday, May 31st, for Memorial Day.

Keystone provides a 24-hour emergency service that is always available by calling (949)833-2600 and following the emergency contact instructions. As a reminder, for life threatening or safety issues, please call 9-1-1.

### **KNOW YOUR BOARD OF DIRECTORS**

**Walter Muratori - President**  
**Sudi Mariappa - Vice President**  
**Gerald Fitch - Treasurer**  
**Bob Matranga - Secretary**  
**Raouf Halim - Member at Large**

Walter Muratori also serves as the Pelican Crest Representative to the Newport Coast Master Association. Bob Matranga and Wally Muratori also serve as the Pelican Crest representatives to the Newport Coast Community Association Gate Advisory Committee. Thank you for your service!