

The Belcourt Bulletin

MARCH 2021



Your Board of Directors

Dennis Gage, President
Cliff Horwitz, Vice President
Perry Kupferman, Treasurer
Barry Saywitz, Secretary

The next Board of Directors meetings will be held:

March 22, 2021
Board Meeting 5:00 P.M.

Location: TBD

Notice Postings:

Meeting Agendas are posted four days prior to the meetings at the guardhouse.

Pesticide notifications and other important community notices are also being posted at the guardhouse.

COMMUNITY CONTACTS:

Elizabeth Reed

Senior Community Manager
ereed@keystonepacific.com

Jacob Bryant

Community Services &
Maintenance
jbryant@keystonepacific.com
949-431-2098

Accounting (your payments)

customer-
care@keystonepacific.com
(no dash in the email)

Keystone
16775 Von Karman Avenue, Suite
100
Irvine, CA 92606
(949) 833-2600
Fax: (949) 377-3309



Property Maintenance

Spring is a great time of year to take a look at your home and see what things need to get taken care of! Please take a good look around your property for any needed landscape maintenance, painting, repairs, etc. This could prevent you from receiving a compliance notice of hearing. Reminder that any exterior changes, including landscape changes, require architectural approval from the Association. Please contact Jacob Bryant for the arch guidelines and an application.

Mailboxes

As Management has received reports of mail theft throughout the community, here are some helpful tips:

- Never leave mail in the mailbox overnight and ask a trusted friend or neighbor to pick up your mail when you travel.
- If you don't receive a check, bill, or other mail that you are expecting, contact the issuing agency immediately.
- Switch to paperless billing and statements to reduce the amount of sensitive mail you receive.
- If you believe your mail was stolen, call the police, then report it to USPS.
- Keep an eye out. Report anyone loitering or behaving strangely around your mailbox.

Your New Vehicle Needs a New Gate Decal

Is there a new vehicle in your future? If so, remember to remove your gate decal from the vehicle leaving your possession and throw it away. Please do not transfer the decal from the old vehicle to the new, instead you may download a Vehicle Decal Request Form from the Belcourt Master website at www.belcourtmaster.com. Complete the form and include either your new vehicle registration or a Bill of Sale and email it to Jacob Bryant at jbryant@keystonepacific.com. Please be sure to list all the current vehicles at your residence. Jacob will be happy to mail you the new decal once all information is received. Thank you for your cooperation, as this process will possibly prevent someone from entering the Association who should not be there.

Safe Driving

The Speed Limit in Belcourt Master is 25 MPH. Please ensure that you and your guests and vendors obey the speed limit sign as well as any stop signs in the community. Please protect your neighbors by being a safe driver.

REMINDERS

- Be sure to activate your alarm and/or surveillance system when not at your residence. Report any suspicious activity to the Newport Beach Police.
- Vacation Checks: In the event you are leaving on vacation, the Newport Beach Police Department will provide a residential check during your absence. Volunteers assist by visiting your home while you are away and perform a perimeter check of all doors and windows, as time permits. To request this service, call 949-644-3717. You may also wish to ask your neighbors to keep an eye on your home.
- **Speed limit is 25 MPH** - Please be mindful of the younger residents by watching your speed and staying attentive when driving through the Community. Use "hands free" devices only – that text message can wait. Please remind all drivers in your household of the same, for safety sake. Also, please watch for right of way when coming out of the cul-de-sacs.
- **Please avoid parking on the sidewalk or any way that blocks the sidewalk as it causes a safety hazard such that residents and their children are forced to divert into the street to get around vehicles.**
- While walking your pet, please walk equipped with doggie bags to pick up after your pet and dispose of these bags appropriately. Leaving pet waste behind poses a serious health hazard to other pets and people. Two (2) doggie dispensers are located on Belcourt Drive for everyone's convenience.
- Bill's Sweeping Service comes through every Friday to clean the streets. Please remember to park your vehicles in your garage or on your driveway to enable the most efficient cleaning.

**Don't Forget to “Spring Forward” on March 14, 2021
and change your clocks ahead one hour.**



dwellingLIVE®

The guest access system is managed through dwellingLIVE.

You may access the system by logging onto

<https://community.dwellinglelive.com/belcourt.aspx>

However, dwellingLIVE takes an email and a password to log in each time, so you will need to provide an email upon your initial log in. Remember to review and verify your information from time to time to ensure it is current. If you have any problems logging onto the dwellingLIVE system please contact Jacob Bryant at jbryant@keystonepacific.com and he will send you a startup email from the dwellingLIVE system.

Party Guest List And Additional Guard Reminder

If you expect **more than six (6) guest vehicles**, you must submit a guest list in alphabetical order by last name to the Ford Gate Attendant, or advise the guard that your guest list has been entered into dwellingLIVE, at least 48 hours in advance of the expected arrivals.

If you expect **25 or more guests**, you will be required to submit your guest list or advise the guard that your guest list has been entered into dwellingLIVE, and make arrangements to pay for an extra officer to expedite traffic. Please contact Management to schedule an additional officer due to the increased congestion at the gates. Thank you for your cooperation!



Emergency services involving possible property damage or loss to Association property is available by calling **949-833-2600** and following the emergency paging instructions. If your call is not an emergency, please leave your Community Manager a message at 949-430-5849. Calls will be returned the following business day.