

The Belcourt Bulletin

DECEMBER 2021



Your Board of Directors

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

The next Board of Directors meeting will be held:

January 24, 2022
Board Meeting 5:00 P.M.

at Temple Bat Yahm
1011 Camelback Street
Newport Beach

Notice Postings:

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

COMMUNITY CONTACTS:

Elizabeth Reed, AMS
Senior Community Manager
ereed@keystonepacific.com

Morgan Sandberg
Community Services &
Maintenance
msandberg@keystonepacific.com
949-504-4748

Community Website
<https://belcourtmaster.com/>

Accounting (your payments)
Customercare@keystonepacific.com
(all one email)

Architectural Submissions
architectural@keystonepacific.com

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

The Board of Directors wishes to extend their holiday greetings to you all! Have a wonderful and safe holiday season!



HOLIDAY LIGHTING REMINDER

It's that festive time of year when you can celebrate the season with temporary lighting and decorations. Your temporary holiday decorations do not require approval; however, we would like to remind you of the guidelines for holidays falling between Thanksgiving and December:

While lights may be installed, they may not be energized before Thanksgiving weekend and must be removed by January 15th. We look forward to the lovely decorations.

BUDGET REMINDER!

The Association's fiscal year end is December 31, 2021 and the 2022 budget notification was distributed to the membership via USPS. The Board has approved for assessments to **remain the same at \$345.00** per home, per month.

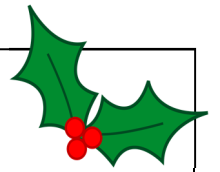
HOLIDAY SAFETY AND SECURITY TIPS

- * Do not overload electrical outlets; don't connect more than 3 strings of incandescent lights.
- * Use battery operated candles.
- * Keep combustibles at least 3 ft from a heat source.
- * Keep all vehicle doors locked, alarms engaged; and do not leave valuables in the vehicle. Avoid displays of gifts near windows.
- * Arrange to have packages delivered to secure address or request a signature confirmation.
- * Mind your social media; don't post trip plans before or during the trip.

Emergency services involving possible property damage or loss to Association property is available by calling **949-833-2600** and following the emergency paging instructions. Be ready to share your community name, Belcourt Master.



Reminders



- * Any work to the exterior of your home requires you to submit an Architectural Application and receive approval prior to beginning any work.
- * **Construction work may take place Monday through Friday 7:00 a.m. – 5:00 p.m. and on Saturday 9:00 a.m. – 4:00 p.m.**
- * **No construction is allowed on Sundays or major holidays (Memorial Day, 4th of July, Labor Day, Thanksgiving, Christmas and New Year's Day).**
- * Contractors must enter through the Bison gate.

Parking Reminders

- * Please do not park in the driving lanes of the gates and please do follow the Gate guard's instructions for safety and to help keep traffic moving through the gates.
- * Overnight parking on the streets is not permitted without a special variance sticker. Contact Morgan Sandberg at msandberg@keystonepacific.com to apply for a parking variance.
- * **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.**
- * Recreational vehicles are not permitted.
- * Motor vehicles shall not be parked longer than 24 hours outside of the garage or on any lot or visible from the street.
- * Perpendicular parking is not permitted throughout Belcourt in accordance with Fire Dept. regulations.
- * The Board may authorize towing, without warning at vehicle owners expense, of any vehicle that is in violation of the parking restrictions in the CC&Rs and Vehicle and Parking Rules.

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!

Eblast Notifications!

Be Sure to register for e-blast updates through www.kppmconnection.com. Under your "profile" choose change "notification settings" and add any emails and designate as "primary" to receive community eblasts.

Keystone will be closed on the following holidays:

- ◆ December 24th and 27th in observance of the Christmas holiday
- ◆ December 31st and January 3rd in observance of the New Year's holiday.

