

January 2022



CARLTON SQUARE



www.carltonsquarehoa.org

COMMUNITY UPDATES

BOARD OF DIRECTORS ELECTION—JANUARY 22, 2022

THERE ARE (5) FIVE SEATS AVAILABLE. PLEASE MAKE SURE TO VOTE!! IF WE DON'T HAVE A QUORUM, WE CANNOT OPEN THE BALLOTS AND WE CANNOT VOTE IN THE NEW BOARD OF DIRECTORS. PLEASE RETURN YOUR BALLOT TO COUNT YOUR VOTE!

HOMEOWNERS INSURANCE

Please remember; it is extremely important that homeowners maintain homeowners' insurance, in addition to the insurance the HOA carries to cover the common areas. Homeowners' insurance will cover the interior and any areas that are not covered by the HOA insurance. Also please know the HOA insurance will not cover your interior property even from water leaks that are maintained by the HOA or caused by others. Please consult with your insurance advisor to make sure you and your property are covered against any unfortunate loss or damage.

COMMON AREA USE—TOT LOT AND TENNIS COURTS

Management would like to remind homeowners, resident and guests that the tot lot closes each day at dusk. Use after dusk is prohibited.

Tennis courts are reserved for tennis play only—please be reminded that dogs are not permitted on the courts at any time.

PEST CONTROL SERVICE

The Association's pest control service offers interior service to homeowners at the special rate of \$35.00 due at the time of service. They are at Carlton Square every Monday morning. To schedule with them for interior pest control, please call Payne Pest Control at (818)787-7370.

LOST GATE FOBS

If you've lost your gate fob, replacements can be purchased at the onsite office for \$50.00 each. If you've lost your gate fob, please let management know as soon as possible so it can be deactivated and not used for unauthorized use.

GETTING TO KNOW YOUR NEIGHBORS

Did you know that many water leaks between condo units are not Association maintained areas and are caused from a leaking or faulty sink, tub or other homeowner appliance. These leaks are not repaired by the Association's plumber. It's important to get to know your neighbors and exchange information in case there is water between your homes. Please know that if the Association's plumber is dispatched and the cause is a homeowner issue, the diagnostic cost will be the homeowner's responsibility.

BOARD OF DIRECTORS:

President: Lanise Douglas
Vice-President: Brenda Walker
Treasurer: Phyllis Gillian
Secretary: Susie Fritts
Member-at-Large: Anthony Daley

NEXT BOARD MEETING:

Thursday, January 13, 2022
7:00 p.m. @ Meetings are held via Zoom until further notice.

The final agenda will be posted at front door of clubhouse office. You may also obtain a copy of the agenda by contacting management at 310-674-0444.

IMPORTANT NUMBERS:

GENERAL MANAGER:

Karen Thompson, PCAM
Phone: 310-671-0444
Emergency After Hours: 949-833-2600
kthompson@keystonepacific.com

GUARD HOUSE:

90th Street Gate:
Phone: 310-674-2067 (24 hours)

Manchester Gate:

Phone: 310-674-2060 (11:00 a.m.—3:00 a.m.)

BILLING QUESTIONS/ ADDRESS CHANGES/ WEBSITE LOGIN:

Phone: 949-833-2600
customercare@keystonepacific.com

E-NOTIFICATIONS—REGISTER YOUR EMAIL To sign up for e-notifications, view your account history, statements and make online payments visit **kppmconnection.com**

ESCROW INFORMATION:

If you're selling or refinancing your home, please advise your escrow company and realtor that association disclosure documents can be located at www.homewisedocs.com

SO-FI STADIUM

Hollywood Park—
Ms. Randal Curtis:
Phone: (818) 486-2805
Randal.curtis@hollywoodparkca.com

THE BOARD OF DIRECTORS WOULD LIKE TO WISH EVERYONE A HEALTHY AND SAFE NEW YEAR!

Managed by Keystone
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Irvine, CA 92606