



# Trinidad Island

## Homeowners Association

### Summer 2022

#### Board of Directors-2022

Kevin Cloud, President

Allen Korneff, Vice President

Ira Schey, Treasurer

Marquise Hawley, Secretary

Igor Lichtmaher, Director

#### **The next Board of Directors Meeting**

**Thursday, May 19, 2022**

Location: via Zoom

5:30 p.m. Business Meeting

& 6:15 p.m. Homeowner Forum

6:30 p.m. Exec. Session (closed)

Meeting Agendas are posted at the community bulletin board near the restrooms at the Park.

#### **Community Manager:**

Elizabeth Reed

ereed@keystonepacific.com

949.430.5849

#### **Common Area Issues**

##### **Boat Registration/Insurance**

Jacquelyn Barlow

jbarlow@keystonepacific.com

949.900.1107

#### **Architectural Applications**

Architectural@keystonepacific.com

#### **Website and Login**

www.tiho.org

#### **California Coastal Patrol:**

Onsite phone 714.340.6630

#### **Republic Services/Disposal**

800-299-4898

<https://www.republicservices.com>



#### **COMMUNITY UPDATES**

##### **2022 Election and CC&R Amendment**

The election for 3 Director seats is to be held on June 16, 2022. Please be sure to vote for your 3 Directors as well as a proposed CC&R amendment. The Association needs you to mail in your ballot; the election cannot take place if we do not receive a majority of the owners' ballots.

**Proposed CC&R Amendment:** The Association owns 10 of the dock slips. The Current CC&Rs only allow for a rental, to Homeowners or residents, for up to 72 hours. There have only been a handful of rentals each year. The Board would like the flexibility to be able to rent some of the slips for longer periods to TIHOA Homeowners/residents, thus earning additional revenue, which could assist in offsetting a future budget.

**THE ASSOCIATION MUST HAVE A MAJORITY OF HOMEOWNERS APPROVE TO AMEND THE CC&RS.** We need your vote! The ballot, arriving in mid-May, will include this measure on the back of the ballot. Please mail in your ballot!

A copy of the Association's Election Rules may be found on the Association website, [www.tiho.org](http://www.tiho.org) under Association/Policies. If you have any questions or comments on the Election Rules or Trinidad Island's upcoming Elections, or the CC&R Amendment, please contact your Manager, Elizabeth at [ereed@keystonepacific.com](mailto:ereed@keystonepacific.com).

##### **Budget and Assessments Due**

The Board of Directors anticipates approving the new HOA and Dock budgets at their May 19th meeting. This will be mailed to Homeowners at the end of May. The budget will highlight the new assessment payments, which will be due on **July 1, 2022**.

Look for the Budget mailer and statement in order to pay your dues on time. You do not want to incur late fees and interest.

## Marina Rental Slips

- Did you know that if you own a boat slip in the community, that you may NOT rent this slip out to any person that is not currently a resident in Trinidad?
- Regular audits of the boats docked, insurance and current registration take place to ensure this conformity. If you add a boat to the slip, please send your completed vessel registration form and insurance information to Jacquelyn at [jbarlow@keystonepacific.com](mailto:jbarlow@keystonepacific.com).
- Please do not use any item other than the key to open the dock gates as this damages the locking mechanism. Keys are \$25.00 and may be purchased through Jacquelyn Barlow.



## COMMUNITY REMINDERS:

### Dock Rules

The Dock rules were updated last year, March 2021. These rules are put in place to help maintain the dock system, the seawall and for the safety of dock users. All slip owners are required to follow these rules. If you have not reviewed these rules or need a new copy, you may find all the current rules and forms on the Association website at [www.tiho.org](http://www.tiho.org).

You need a login to access the website. This is the same email used to access [www.kppmconnection.com](http://www.kppmconnection.com) where you can review your statements and update your profile. You only need your 10 digit account number and zip code to get signed in the first time. Forgot your password? Choose “forgot your password”.

You may also request a copy of rules from management, Jacquelyn Barlow at [jbarlow@keystonepacific.com](mailto:jbarlow@keystonepacific.com).

### Yard Overwatering

Our City Liaison Committee has been working with the City of HB on the recent patches to the streets. These are city responsibility and they need attention as there has been additional cracking and pot holes. However, there is one contributor that residents can control: Over-watering! Please manage your irrigation to control overwatering and prevent runoff to the ocean.

### Weeds in Driveways

With Spring and the blooming color and scented jasmine, also comes weeds. We are seeing weeds sprout up, especially in driveway seams and sidewalk cracks. You can treat these weeds naturally, to avoid any runoff to streets and ocean.

- ◇ 5% White vinegar—1 gallon
- ◇ 2 cups Epsom salt or table salt
- ◇ 1/4 cup dishwashing (Dawn brand recommended) soap

Combine in a spray bottle. Spray weeds in the afternoon after morning dew has dissipated, and thoroughly saturate the weeds. Weeds should be dead by the next day!

**Annual Assessments for the HOA and Docks will be due July 1, 2022.** Watch for the Budget mailer to arrive late May.

### Keystone will be closed on the following holiday:

Monday, May 30, 2022 in observance of the Memorial Day. If there is an urgent, to common area issue, you may contact our after hours Emergency line at 949-833-2600. For life threatening emergencies, call 911. Thank you!