

December 2016

NORTHSTAR RANCH COMMUNITY ASSOCIATION

WWW.NORTHSTARRANCHHOA.COM

Professionally Managed by Keystone Pacific Property Management, Inc. - 16775 Von Karman, Ste. 100, Irvine, CA 92606

ARCHITECTURAL APPROVAL

We would like to remind everyone that Architectural Approval is required **prior to the start of work on any exterior change**. The Architectural Application needs to have the signatures of your neighbors on the Neighbor Awareness Form, *but* their signatures do not constitute approval. It is a courtesy to your neighbors to make them aware of your intentions. Please contact Management at (949) 838-3291 to obtain an architectural application. Any improvements/changes made without approval of the Architectural Review Committee (ARC) are subject to removal at the homeowners expense.

Northstar Ranch Holiday Decorating Reminder!

A friendly reminder to all Northstar Ranch residents to please be courteous of your neighbors and decorate with care this holiday season.

Please do not place any holiday lights or decorations in the Association's common area, landscaped area or planters. Placing decorations in the landscape areas prevents the landscapers from doing their job properly and creates a liability for the Association. Please keep decorations tasteful and in keeping with the look of Northstar Ranch.

Thank you for your cooperation and for brightening our community with your holiday lights and decorations!

"IT'S THAT CRIME OF YEAR"

BAS Security would like to remind residents that the time between Thanksgiving and Christmas is typically a time of increase in crimes of opportunity. This means the criminals will be on the look out for easy targets. Please remember to not leave valuables in your cars such as wallets, cameras, purses, presents and electronics. Criminals will be looking for the quick smash and grab. Awareness is the best prevention. If you see something suspicious please contact the Sheriffs Department and notify Management.



BOARD OF DIRECTORS:

President: Brenda George
Vice President: Steven Olsen
Secretary: Hany Mansour
Treasurer: Vacant

The final agenda will be posted at the pool area bulletin board. You may also obtain a copy of the agenda by contacting management at 949-838-3291.

Next Board Meeting:

January 16, 2017 at 7:00 pm in the Keystone Pacific Property Management, Inc. Board Room, 41593 Winchester Road, Suite 113, Temecula, CA. 92590.

IMPORTANT NUMBERS:

ASSOCIATION MANAGER:

Clint Taylor
Phone: 949-838-3291
Emergency After Hours:
949-833-2600
Fax: 949-833-0919
ctaylor@keystonepacific.com

COMMON AREA ISSUES:

Jess Loera
Phone: 949-838-3254
jloera@keystonepacific.com

BILLING QUESTIONS/ ADDRESS CHANGES/ WEBSITE LOGIN:

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

INSURANCE BROKER:

Berg Insurance Agency
3651 Birtcher Dr, Lake Forest, CA
92630 (949) 830-4590

ARCHITECTURAL DESK:

Please submit your Architectural Applications to:
architectural@keystonepacific.com

DECEMBER 2016 REMINDERS

Please make sure you are watching your speed while driving through the community, we want to ensure our streets are safe for our kids.

For after-hours association maintenance issues, please call 951-491-6866 to be connected with the emergency service line.

Please call 9-1-1 for life-threatening emergencies.

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BE A RESPONSIBLE PET OWNER

Pets must be on a leash at all times regardless of the size of your pet. Also, no one wants to step in dog feces while out walking their dog. Please pick up after your animal. Please refrain from placing used doggie bags into the planters. When the association pays a vendor to remove dog waste, it costs everyone in the association money. Problems associated with animals, including noise disturbances and defecation must be directed to Animal Control. No animals, including dogs, cats, birds and other domesticated animals, are permitted in any pool area or common facilities at any time.

TRASH CAN STORAGE & LABEL

When placing your trash cans out for pick up, please keep in mind that in many cases, they take up valuable parking spaces. This is one of the reasons why it is so important to only leave them out long enough for pick up. Further please remember that all residents must label their trash containers in the Northstar Ranch Community.



EXTERIOR HOUSE MAINTENANCE – STUCCO, WOOD TRIM, GARAGE DOORS AND WINDOWS

Maintenance is needed on several homes in the community to keep up the curb appeal and maintain the community values. If your wood trim is faded, peeling or rusting nails are showing through, please paint! Same applies to the garage door. Adding a new coat of paint to your home is a huge boost in appeal for the community and yourself. It has also been noted that many windows are in need of being repaired. We all need to do our part to keep the “maturing” community looking fresh and to remain a desirable place to live in.

NEIGHBOR TO NEIGHBOR

Living in a community association offers many advantages, but at the same time does impose some restrictions. These restrictions are not meant as an inconvenience, but rather as a means of maintaining harmony and protecting property values in your community. With neighbors in such close proximity it can be difficult for everyone to get along. Backyard landscaping needs to be trimmed to not obstruct your neighbor’s property. If you have overhanging tree branches or climbing vines please be sure to trim them regularly. A key to a happy community is respect. Respecting your neighbor’s right to the quiet enjoyment of their home is part of the arrangement. Your neighbors will appreciate, and hopefully reciprocate, your efforts to lower the volume, keep your pets quiet and keeping interior remodeling and entertaining to reasonable hours.

