

January 2016

# NORTHSTAR RANCH COMMUNITY ASSOCIATION

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

## COMMON AREA LANDSCAPING

Please be reminded that homeowners are not allowed to put anything in the Common Area Landscaping. This includes Holiday decorations, signs, solar lights, potted plants etc. Anything put in the common area landscaping will be removed by management without notice. Please note decorations may only be attached to your home or front porch and must be removed by January 15, 2016.

## FAMILY VISITING FOR THE HOLIDAYS?

As the holiday season approaches, we would like to remind everyone about parking within the community. During this time of year, many people have get-togethers with family and friends. This creates a lot of extra vehicle traffic on the Associations streets. Please make sure your guests follow the speed limit and the parking rules of the community.

## TRASH RECEPTACLES

Please refrain from leaving your trash receptacles out in view of the common area for days on end. Not only does it make your neighborhood look un-kept, but it also attracts disease carrying rodents and other large unwanted animals. The Estrella Condominium Association Board is kindly requesting your courteous action to store your trash receptacles inside of your garage.

## QUIETING YOUR DOGS

Dogs can be quite loud when they are barking and with such close proximity to your neighbors, this can become a nuisance. Please make sure you are taking the step needed to quiet your dog and always remember to pick up after your pets, its not just a rule it's the law! Management has noticed an increase in damage to the turf areas located throughout the community due to pet unration and facies.



### **BOARD OF DIRECTORS:**

**President: Brenda George**

**Vice President: Dylan Kennedy**

**Secretary: Steven Olsen**

*The final agenda will be posted at pool area bulletin board. You may also obtain a copy of the agenda by contacting management at 949-838-3236.*

### **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:**

**Scott Stubbs**

Phone: 949-838-3201

sstubbs@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

#### **POOL FOBS:**

Pool Fobs can be purchased for

\$50.00. If you are interested in

purchasing one of these items,

please contact Clint Taylor at (949)

838-3291.

# JANUARY 2016 REMINDERS

## Keystone Pacific Closed in Observance of the Holiday Season

New Year's Day/Holiday - Thursday, December 31st and Friday, January 1st.

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.

Next board Meeting- January 18, 2016 at Keystone Pacific Property Management, Inc. 41593 Winchester Road, Suite 113, Temecula, CA. 92590.

## SIGN UP FOR THE ACH PROGRAM

Save time and money and never miss a payment again! Sign up to have your assessment payments automatically debited from your checking or savings account. Please call Customer Care at 949-833-2600 or send an e-mail to [customer care@keystonepacific.com](mailto:customer care@keystonepacific.com) to request an ACH application.



## ARCHITECTURAL REMINDER

Please remember that any exterior change or improvement to your house and/or rear yard must have Architectural Review Committee approval, prior to starting the project. Architectural Applications may be downloaded from the community website at [www.northstarranchhoa.com](http://www.northstarranchhoa.com). If exterior renovations have begun prior to receiving approval, a cease and desist notice will be sent and all work must halt until written architectural approval is received. Please note that work completed without approval may need to be removed at your own expense.

## A MEMBERS RIGHT TO PRIVACY

California Civil Code allows a member to request to be removed from the membership list to prevent release of their private contact information to a member requesting the membership list. In order to opt-out of the membership list, you must notify the Association in writing. If you choose to opt-out of sharing your name, property address, email address and mailing address under the membership list, the opt-out designation shall remain in effect until changed by you, by written notification to management. If you wish to opt-out, please complete the Opt-Out Form on our website at: <http://www.kppm.com/forms/opt-out.php>.

## WE NEED YOUR HELP!

The Board of Directors is always looking for members that are interested in helping the community. This may include lending a hand for community events, becoming a committee member or just attending Board meetings. If you are interested in volunteering please contact your Community Manager Clint Taylor at (949) 838-3291.

