

May 2016

# NORTHSTAR RANCH COMMUNITY ASSOCIATION

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

## **TRASH CONTAINER REMINDER**

The Board of Directors would like to remind all residents per the Association's Rules and Regulations, trash containers may not be in view of the common area 12 hours before or 12 hours after trash pick up. Further, owners are required to label their trash containers with their property address. Not only does it make your neighborhood look untidy when the containers are left out, but it also attracts disease carrying rodents and other large unwanted animals. The Association Board is kindly requesting your courteous action to store your trash receptacles inside your garage or behind your side gate.

## **THANK YOU!!!**

The Board of Directors would like to thank everyone who attended the first annual community Easter Event on March 19, 2016. The Board is pleased to announce that more community events will be coming up this summer.

## **LOVE AND LEASH YOUR DOG**

We love dogs – we really do. That's why the association is committed to enforcing the county leash law on association property. According to the U.S. Humane Society, an unleashed dog has an average life span of less than four years. Allowing your dog to run free threatens your dog's health and welfare and the happiness it brings to you. We also love our community. That's another reason the association is committed to enforcing the county leash law – so all residents may enjoy our community. We trust we can count on you for voluntary compliance with the leash law. We don't like to call animal control, but we won't have any choice if your dog is running free.



### **BOARD OF DIRECTORS:**

**President: Brenda George**  
**Vice President: Dylan Kennedy**  
**Secretary: Steven Olsen**  
**Treasurer: Shelley Silva**

*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:**

May 16, 2016 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:**

Phone: 949- 838- 3254

#### **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

## May 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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### 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 [customercare@keystonepacific.com](mailto:customercare@keystonepacific.com) to request an ACH application.

### HAVE A HOA RELATED QUESTION?

To ensure that you are receiving accurate and up-to-date information with regards to landscaping, assessments, or common areas, please make Management your first point of contact. If you ever receive a notice and you aren't quite sure you understand what it is for, contact us. We are more than happy to explain the letter via email, phone call or an onsite meeting.

### GARAGE PARKING

In accordance with our CC&R's, garages are to be cleared out for vehicle parking. Please make sure that you are able to fit the appropriate amount of vehicles in your garage. If garages are noticed to be used as storage, a courtesy letter will be sent out requesting you clear your garage out for vehicles. If the violation persists, you may be asked to a hearing and possibly fined. Parking is an issue in the community, if everyone uses their garage appropriately this will alleviate some of the parking issues.

### 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>.

