

June 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.

ITS TACO TIME!

A friendly reminder that the Association will be hosting its annual pool party on June 18, 2016 at 12:00 pm in the community pool. Come and grab a free taco and enjoy the pool!



ARE YOU PARKING IN THE MOTOR COURTS?

The Board would like to remind all residents that parking in the motor courts is prohibited. Please keep in mind the Association has a patrol company that patrols the Association. If you are parking in the motor court areas and/or red zones you will eventually be towed. Further, please remember that jumpers and block parties are prohibited in the motor courts.

PLEASE BE RESPONSIBLE WITH YOUR PET

Homeowners with pets must pick up all pet waste from common areas and/or other homeowners' lots immediately. Also, when letting pets outside of the confines of your home, you must have your pet leashed and controlled by someone capable of restraining the animal. Lastly, please inform children and guests of these rules.

BOARD OF DIRECTORS:

President: Brenda George

Vice President: Vacant

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:

June 20, 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:

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

JUNE 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.

Next board Meeting- June 20, 2016 at 7:00 pm in the Keystone Pacific Property Management Inc. Board Room, 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 to request an ACH application.

SUMMER IS HERE!

As summer approaches the Association would like everyone to take a moment and review some of the community pool rules.

Pool Hours: 6 a.m. – 10 p.m.

Use of the pools and spa are restricted to members of the Community Association and up to (5) guests.

All children under the age of four (4) must wear rubber swim pants when in the water.

Children under the age of sixteen (16) must be accompanied by a responsible adult age eighteen (18) years or older.

For every 3 children there must be one (1) adult supervisor present at all times.

Children may wear water wings, life vests or other types of small flotation devices in the Community Association's pools if a parent or guardian has signed the necessary waiver and release agreement. If a release has not been signed, only United States Coast Guard approved life vests will be allowed. Rafts, boogie boards, water noodles, or any other items that would obstruct a clear view of the water, are not permitted.

Pets (dogs, cats, etc.) are prohibited in the pool and spa areas.

Members are responsible for their guest's compliance with all Community Association Rules & Regulations for personal injuries, for any damage to Community Association property caused by the members or their guests, and are liable for all repair or replacement costs.



!! ATTENTION RESIDENTS!!

Seal Coating of the parking and drive areas at “NORTHSTAR RANCH HOA” will be taking place on the following dates:

Monday, July 25th, 2016 – “RED” area

Tuesday, July 26th, 2016 – “YELLOW” area

The application of a seal coat on the specified streets noted on the attached site plan will require parking and drive **closures** **beginning 7:00am on day specified above and opened the following day by a Rose Paving representative.** All vehicular access to streets, driveway, and parking will be prohibited during that time. Please keep in mind that weather and unforeseen conditions may change the date listed above, as well as extend the duration of closure without advanced notice.

On the day the specified drive and parking is scheduled for slurry seal work, your vehicles must be removed from the property by 7:00 am or it will be towed at the owner’s expense in order for the contractor to perform his work. Please do not drive on or into the property with the street closure barricades in place. Barricades are an indication that the slurry seal is wet. Driving or walking on the wet slurry can result in significant damages to the street and cause black tar-like substance to adhere to your car tires or shoes and track on driveways, sidewalks, inside homes, etc. We recommend you keep roaming pets, such as cats, inside and that young children be monitored if outside. Rose Paving will not be held responsible for any damage caused by carelessness or not adhering to these guidelines.

Although this work may cause some brief inconveniences, it is necessary to preserving and extending the life of the parking and drive area in your community.

Your cooperation is required in the following areas:

1. All cars are to be removed from the streets and parking areas **no later than 7:00 am** on the above dates and will need to remain out of the area until all cones and ribbon have been removed from the designated area by a Rose Paving representative.
2. Please be alert when driving or walking near construction areas and **DO NOT CROSS** any area that is coned off or barricaded.
3. All vehicles that are parked in the designated areas **WILL BE TOWED AT OWNERS EXPENSE.**
4. **All vehicles must remain off the parking and drive areas until all barricades/ cones have been removed from the designated areas by a Rose Paving representative.**
5. All sprinkler systems must be turned off during the slurry seal project so that no run off occurs and the areas remain dry.
6. Mail delivery may be interrupted or suspended on the date your street is scheduled for slurry work.
7. Residents found to be responsible for damage to the parking and drive areas by driving on wet slurry during the process will be held liable for any and all repair costs.

We will endeavor to complete this work as rapidly as possible and with minimal inconvenience to you. Please address all questions or concerns immediately to your property management company. Thank you in advance for your cooperation during this brief inconvenience.

NO PARKING

7-25-2016

7-26-2016

FOR 24 HOURS

Legend

37279 Ascella Ln

Galileo Ln

Circinus St

37279 Ascella Ln

Ascella Ln

Untitled Map

Write a description for your map.

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300 ft

