

July 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 and Management would like to thank everyone who attended the annual BBQ at the community pool on June 18, 2016.

### **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.

### **INDEPENDENCE DAY & SUMMER PARTIES**

Having a summer or 4th of July party? Please remember to follow the rules and regulations and keep the noise level down. Be courteous to your neighbors during this holiday. Do not leave any debris in the streets. Just a reminder: firecrackers, bottle rockets, cherry bombs and other devices that explode, move along the ground, or travel through the air are banned throughout the State of California. There is no safe or legal area to possess, sell or discharge these types of dangerous fireworks anywhere in the state. Have a SAFE and FUN 4th of July!



### **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:**

July 18, 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

## JULY 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.

### 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. – 10p.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.

