

August 2016

NORTHSTAR RANCH COMMUNITY ASSOCIATION

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

BEING A COURTEOUS NEIGHBOR

- ⇒ Parking – Homeowners should utilize garages and driveway parking and refrain from parking in front of neighbors properties or in the motor courts and never block driveway access.
- ⇒ Trash/Dumping – Homeowners should contact the local refuse company to schedule a pick up for large or bulky items, no dumping is allowed within the community.
- ⇒ If you are having a party try to be courteous of your neighbors, let them know that you plan to have guests and try to keep the volume down as some residents work nights.
- ⇒ Watch out for each other! If you see suspicious activity around your neighbors house or community let them know or contact the local police department.
- ⇒ Please remember children are prohibited from playing in the motor courts. It is not only dangerous but it can prevent your neighbors from exiting their residence.

HAVE YOU LABELED YOUR TRASH CONTAINERS?

Please remember that per the Associations Rules and Regulations residents are required to label their trash containers with their property address. This prevents Management from sending trash letters to the wrong address and helps keep the community clean.



TRASH

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:

August 15, 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
customer@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

August 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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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 steps needed to quiet your dog and always remember to pick up after your pets, its not just a rule it's the law!



AESTHETICS OF THE COMMUNITY/PAINTING YOUR HOME

Living in a planned community requires all homeowners to maintain their home. Management has noted during recent inspections that paint is faded on shutters, front doors, garage doors and wood trims. Homeowners should take the necessary steps to ensure their home is well maintained. If a homeowner is repainting their home, an architectural application is required. Homeowners must submit an architectural application and receive written approval prior to beginning a project. You should repaint anything that looks chipped, weather-beaten or faded. This will help preserve not only the look of your home, but the entire community as well. Please take a moment to inspect your home to ascertain what needs to be painted. Homes that remain unpainted will be sent violation notices and may be called to hearing or assessed fines.



HOMEOWNERS ASSOCIATION

Ever wonder why you have a homeowners association? Your association may be your best tool to protect the value of your home and the quality of your neighborhood. Community associations do a number of different things, such as setting and collecting the maintenance fees required and needed to run an association, maintaining landscaping or recreation areas, and providing for events or meeting places for neighborhood functions. That being said, one of the most important functions of an association is to enforce deed restrictions and protect the value of the community assets among those being your home.

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 to request an ACH application.

