

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.

COMMON AREA CONCERNS

If you observe a common area maintenance concern, please email Clint Taylor at ctaylor@keystonepacific.com so that he can place a work order with the appropriate vendor. This includes items such as doggie bag dispensers in need of a refill, doors not closing correctly at the pool, barbecue grills in need of maintenance, etc.

THANK YOU!

The Board and Management would like to thank everyone for their cooperation during the slurry seal work on the street.



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!

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:

September 19, 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

SEPTEMBER 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 to request an ACH application.

POOL REMINDER

Please remember that propping the pool gate open is strictly prohibited. Not only is this a liability to the Association, it is also a major safety hazard for young children. Any homeowners found to be in violation of this will be subject to removal from the pool area, written violation and possible fine.

PET DAMAGE AFFECTING COMMUNITY AESTHETICS

Homeowners have expressed continued concerns with the lack of clean up after pets and dog stains in the common area turf. We are asking that you please help pitch in to make sure everyone is doing their part to keep Northstar Ranch beautiful. Please see the following tips and reminders:

- Clean up your pet's deposits. Please make sure to bring doggie bags when you walk your dogs to clean up any deposits.
- Pet urine is toxic to the community lawn areas. If you carry a water bottle with you to dilute pet urine, you can help keep the lawns looking nice! When lawns are damaged and die, it costs the homeowners to re-seed and replace the lawns.
- Artificial Pet Pads: Consider using an artificial pet pad! There are many products out there that homeowners can place in their exclusive use yard areas. Please visit this link to see an example: <http://dogturf.com/>



TRASH CAN STORAGE

When placing your trash cans out for pick up, please keep in mind that in many cases, they take up valuable parking spaces. This is one of the reasons why it is so important to only leave them out long enough for pick up.

