

October 2016



# NORTHSTAR RANCH COMMUNITY ASSOCIATION

[WWW.NORTHSTARRANCHHOA.COM](http://WWW.NORTHSTARRANCHHOA.COM)

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

## GARAGE PARKING REQUIRED

It has been brought to management's attention that homeowners or tenants are not utilizing their garage per the Rules and Regulations. It states in the Rules and Regulations that each homeowner is provided with a garage designed to park two passenger vehicles. No automobile or other vehicle may be parked outside of a garage if there is space for such vehicle in the garage, and no garage shall be used for any purpose which would preclude parking of at least two (2) full sized automobiles therein. Garages **must** be the primary source of parking vehicles and are not to be used in a manner that would prevent the parking of vehicles therein. Residents must use the garage for parking as many vehicles as the garage was designed to hold.

## FUN FACTS ABOUT THE PUMPKIN

Did you know....?

- Pumpkins are a fruit, but when it comes to cooking they are often referred to as a vegetable.
- Pumpkins are 90% water.
- In early colonial times, pumpkins were used as an ingredient for the crust of pies, not the filling.
- Pumpkins were once recommended for removing freckles and curing snake bites.

## KNOW YOUR CC&R'S AND RULES AND REGULATIONS

All residents are responsible for adhering to the CC&R's and Rules and Regulations of our Association. If you are a Homeowner who is renting the property to another person, please make sure that you give them the Association documents. If you are leasing a property, please ensure that you receive these documents. We all want our community to continue to be a sought-after neighborhood.

## TRICK OR TREAT?

To keep homes safe for visiting trick-or-treaters, parents should remove from the porch and front yard anything a child could trip over such as garden hoses, toys, bikes and lawn decorations. Parents should check outdoor lights and replace burned-out bulbs. Wet leaves or water should be swept from sidewalks and steps. Restrain pets so they do not inadvertently jump on or bite a trick-or-treater.



## **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:**

November 21, 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

## OCTOBER 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.

### 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.



### DO YOU HAVE WHAT IT TAKES?

If you're considering participating and would like to be appointed to the board, we ask that you take a few moments to ask yourself the following three questions:

**Do I have the time?** As a Board Member, you will need to devote a few hours of your time each quarter to Association business. In addition to regular quarterly board meetings and occasional special meetings, during special projects, you may need to spend a little extra time on Association business.

**Can I make tough decisions when it's required?** The primary role of the Board Member is to conduct the business in the best interest of the Association. This doesn't just mean approving the budget, but also developing and enforcing policies. Board Members are required to step outside their immediate circle of family and neighbors and make decisions based on the greater good of the community.

**Can I do all this and have fun, too?** It isn't all about policies and tough decisions. Our community is only as good as we make it. Establishing and maintaining a sense of community is a part of a Board Member's responsibility.

### KEEPING OUR COMMUNITY LOOKING GOOD

We need all of our residents' help in keeping our community looking its best.

Please do your part and remember to:

- Pick up after your pet and dispose of waste properly.
- Pick up litter you notice in the community and dispose of it.
- Make sure household trash is bagged, secured and disposed of in a timely and appropriate manner.
- Store trash receptacles from view and be sure not to leave them out 24 hours before or after pick up.
- Be sure to store your garden hose properly when not in use.

Thank you for taking pride in the appearance of our community. Your cooperation is appreciated!