

November 2016

NORTHSTAR RANCH COMMUNITY ASSOCIATION

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.

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.

Northstar Ranch Holiday Decorating Reminder!

A friendly reminder to all Northstar Ranch residents to please be courteous of your neighbors and decorate with care this holiday season. Please do not place any holiday lights or decorations in the Association's common area, landscaped area or planters. Placing decorations in the landscape areas prevents the landscapers from doing their job properly and creates a liability for the Association. Please keep decorations tasteful and in keeping with the look of Northstar Ranch.

Thank you for your cooperation and for brightening our community with your holiday lights and decorations!



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:

January 16, 2017 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

NOVEMBER 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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BE A RESPONSIBLE PET OWNER

Pets must be on a leash at all times regardless of the size of your pet. Also, no one wants to step in dog feces while out walking their dog. Please pick up after your animal. Please refrain from placing used doggie bags into the planters. When the association pays a vendor to remove dog waste, it costs everyone in the association money. Problems associated with animals, including noise disturbances and defecation must be directed to Animal Control. No animals, including dogs, cats, birds and other domesticated animals, are permitted in any pool area or common facilities at any time.

TRASH CAN STORAGE & LABEL

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. Further please remember that all residents must label their trash containers in the Northstar Ranch Community.

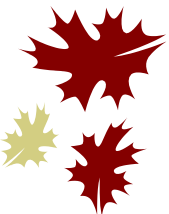


ACH PAYMENT OPTION AVAILABLE

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 951-491-6866 or send an e-mail to customer care@keystonepacific.com to request an ACH application.

COMMON VIOLATIONS TO AVOID

- No contractor signs are allowed anywhere in the community.
- If you are selling or leasing your property, specific signage is required; see the Rules and Regulations or "Policies" on the website for details.
- While we realize that during construction or exterior improvements it may be easier to leave your trash cans in the front of your home, please note that other than 12 hours before and after trash pick up, ALL trash cans must be stored out of common area view.
- Failure to submit for architectural approval prior to installation of your landscaping can result in fines.
- If you do not live in the community, please be sure that we have an active mailing address for you. We send important notices regarding violations that, if remain ignored, can result in costly fines.



Thanksgiving