

February 2017

NORTHSTAR RANCH COMMUNITY ASSOCIATION

WWW.NORTHSTARRANCHHOA.COM

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

ANNUAL ELECTION MEETING

The Annual Election will be held in April 2017. If you are interested in running for the Board of Directors please make sure to fill out the candidacy statement that you received by mail. Please be sure to send in your ballot envelope. (It will be mailed out in March 2017.) Remember to insert the white ballot envelope into the special brown envelope, and don't forget to write your information in the upper left hand corner or your ballot will not be considered.

SLOW DOWN

As you know there are always walkers, joggers, dog walkers and kids in your community on foot, bikes or scooters. Please take extra precaution while driving in the community and obey the posted speed limit. Keep a sharp eye out when rounding blind corners for pedestrians.

NO OFF-ROAD VEHICLES!

Management has received several complaints regarding residents riding off-road vehicles in the community. Please be aware that this type of activity is strictly prohibited in the Northstar Ranch community.



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!



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:

February 20, 2017 at 7:30 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

FEBRUARY 2017 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.

Next Board Meeting- February 20, 2017 at 7:30 pm in the Keystone Pacific Property Management Inc. Board Room, 41593 Winchester Road, Suite 113, Temecula, CA. 92590.

Keystone Pacific Closed in Observance of President's Day – Monday , February 20th.

HAVE AN HOA RELATED QUESTION?

To ensure that you are receiving accurate and up-to-date information with regards to landscaping, assessments, or common areas, please make Management your first point of contact. If you ever receive a notice and you aren't quite sure you understand what it is for... Contact us, we are more than welcome to explain the letter via email, phone call or an onsite meeting.

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.



COMMON AREA LANDSCAPING

Please be reminded that homeowners are not allowed to put anything in the Common Area Landscaping. This includes Holiday decorations, signs, solar lights, potted plants, etc. Anything put in the common area landscaping will be removed by management without notice. Please note decorations may only be attached to your home or front porch and must be removed by January 15, 2017.

RULES AND REGULATIONS

If you are leasing your property, please provide your tenants with a copy of the Association Rules & Regulations. It is the responsibility of the homeowner to ensure that their tenants are abiding by all Rules & Regulations. A tenant's failure to comply with the Rules & Regulations can lead to fines for the Homeowner. Please e-mail ctaylor@keystonepacific.com for a copy of the most recently updated Rules & Regulations for the community or you may obtain from the community website.

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!





**Northstar Ranch Community Association
Owner Notice Disclosure (Civil Code section 4041)**

California law requires Owners in a community association to provide the following information to the association on an annual basis. If the below contact information has changed, please fill out and return this form to the address below no later than March 31st.

Owner Name:

- 1. Address or Addresses to which notices from the association are to be delivered:

- 2. Any alternate or secondary address to which notices from the association are to be delivered:

- 3. The name and address of your legal representative, if any, including any person with power of attorney or other person who can be contacted in the event of your extended absence from your property:

- 4. Your property is (please check one): Owner occupied Rented out

If your property is rented out, please provide the following information:

Name of Tenant(s): _____

Phone Number: _____

Email Address: _____

- 5. Is your property developed but vacant (please check one)?: Yes No

- 6. Is your property undeveloped land? Yes No

*Please return this form to:
Northstar Ranch Community Association
c/o Keystone Pacific Property Management, LLC
16775 Von Karman Ave, Suite 100
Irvine, CA 92606*