

March 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.

RESIDENT CONCERNS

If you are new homeowner and need information regarding the Rules and Regulations here at Northstar Ranch, please feel free to contact Clint Taylor our Keystone Pacific Property Management representative (he is listed in this newsletter each month). For your convenience Management has put a copy of the community Rules and Regulations and each months newsletter on our community website www.northstarranchhoa.com. If you have a new neighbor that is a renter, please let them know that the newsletter goes to the homeowner not the tenant. However, homeowners, your tenant is responsible to follow **ALL** the rules here at Northstar Ranch and its your responsibility to make sure your tenant has a copy of the Rules and Regulations. It is also important that you share the newsletter with your tenant as they are the ones living in our community. By not providing your tenants a copy of the newsletter they are missing important information, like community events!

FIRST EASTER EVENT!

The Board of Directors is pleased to announce the annual Easter event. Bring your kids and family to take a picture with the Easter Bunny! Enjoy a fun and exciting egg hunt and coloring contest and yes win prizes! The event will take place at the community tot-lot on **April 8, 2017 from 10:00 a.m. to 12:00 p.m.**, refreshments will be provided by the Association.



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:

March 20, 2017 at 7:00 pm in the Keystone Pacific Property Management, LLC 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

MARCH 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.

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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.



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, side gates 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.

VISIT WWW.NORTHSTARRANCHHOA.COM!

Log onto the community website to:

- Submit maintenance requests, address changes
- Get the latest community news & updates
- Obtain minutes, newsletters, policies, forms
- Access your account online
- Pay your HOA bill online



Should you have problem logging onto the community website, please call Customer Service at 949-833-2600.