

OCTOBER 2017

# NORTHSTAR RANCH COMMUNITY ASSOCIATION

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

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

## 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.

## WHO YOU GOING TO CALL?

Just a reminder for residents that if you have an issue in the community please call Keystone Pacific Property Management. Board members cannot resolve resident problems and will direct you to contact Management.

## OIL STAINS

It has been brought to Management's attention that there are many oil stains on residents driveways. Please make sure to take a look at your driveway when you pull out to see if your car is leaking oil. Please make sure to remove any oil stains that have been left by your vehicle and make necessary repairs to stop the leaking. Thank you for your attention to this matter.

## BACKYARD MAINTENANCE

As the weather cools, it's a great time to get outside and work in the backyard. Let's all strive to show pride of ownership throughout the community and raise the bar as it pertains to our backyards!

## NEWSLETTER ARTICLES

Please feel free to submit any newsletter ideas or articles that you feel would be relevant to your neighbors here at Northstar Ranch. To be considered, all entries must be sent to the attention of Clint Taylor no later than the 5th of each month for inclusion in the following month's newsletter.

## 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 within fifteen (15) days of the holiday.



## **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:**

October 16, 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  
ctaylor@keystonepacific.com

## **Emergency After Hours:**

**949-833-2600**  
Fax: 949-833-0919

## **COMMON AREA ISSUES:**

Hannah Rangel  
hrangel@keystonepacific.com  
Phone: 949- 838- 3254

## **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

## OCTOBER 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- October 16, 2017 at 7:00 pm in the Keystone Pacific Property Management LLC Board Room, 41593 Winchester Road, Suite 113, Temecula, CA. 92590.

### 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.



### KEEPING NORTHSTAR RANCH 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!

### BACKYARD TREES AND WIND ALERT

Please be courteous and trim back any of your property trees that are infringing on your neighbor's property. Make sure to clean up any tree branches and alert your neighbor if any cuttings have fallen into their yard. When the winds blow, untrimmed trees and plant material can cause damage to the surrounding homes.

### NORTHSTAR RANCH 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](mailto:ctaylor@keystonepacific.com) for a copy of the most recently updated Rules & Regulations for the community or you may obtain from the community website.

### VISIT [WWW.NORTHSTARRANCHHOA.COM](http://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.