

NOVEMBER 2017

NORTHSTAR RANCH COMMUNITY ASSOCIATION

WWW.NORTHSTARRANCHHOA.COM

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

"IT'S THAT CRIME OF YEAR"

BAS Security would like to remind residents that the time between Thanksgiving and Christmas is typically a time of increase in crimes of opportunity. This means the criminals will be on the look out for easy targets. Please remember to not leave valuables in your cars such as wallets, cameras, purses, presents and electronics. Criminals will be looking for the quick smash and grab. Awareness is the best prevention. If you see something suspicious please contact the Sheriffs Department and notify Management.



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!

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.



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:

December 18, 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

NOVEMBER 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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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.



SPEEDING!

Please respect your neighbors and slow down while driving in the Northstar Ranch Community. It will be getting darker sooner and Halloween is right around the corner. Lets all slow down and enjoy the ride!

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 for a copy of the most recently updated Rules & Regulations for the community or you may obtain from the community website.

DAYLIGHT SAVING TIME ENDS – NOVEMBER 5th.

Don't forget to:

- Adjust your clocks back one hour.
- Replace batteries in your smoke detector.
- Replace batteries in your carbon monoxide detectors.
- Change the filters in your heating system.
- Adjust your irrigation system to water per recommended winter schedules.