

MARCH 2018

# NORTHSTAR RANCH COMMUNITY ASSOCIATION

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

Professionally Managed by Keystone Pacific Property Management, LLC - 3155-D Sedona Court, Suite 150, Ontario, CA 91764

## **DOES YOUR HOME NEED PAINTING?**

If your entry doors, shutters, garage doors, siding, or stucco are faded, cracking, or in disrepair, it is time to paint. Ideally, you should paint your home once every 7 to 10 years to protect it from nature's harmful elements and moisture. If you are painting to match the exact color or you are choosing an approved color scheme, architectural approval will NOT be required. Paint color scheme information is available from our community manager or on the community website.

## **UPCOMING 2018 ANNUAL MEETING & ELECTION OF THE**

**BOARD OF DIRECTORS:** The Annual Meeting and Election of the Board of Directors will be held in April 2018. All five (5) seats will be up for election, with staggered terms to be determined by the number of votes received per candidate. Keep an eye out for the election package mailed in March we ask that you please complete the Ballot and return it immediately to ensure quorum at the election. Please know that due to lack of Ballots being returned to reach the quorum requirement, we have not had an election in the past 5 years and the current Board Members have continued to serve.

## **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](http://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!

## **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 19, 2018 at 7:30 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](mailto:ctaylor@keystonepacific.com)

## ***Emergency After Hours:***

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

## **COMMON AREA ISSUES:**

Hannah Rangel  
[hrangel@keystonepacific.com](mailto:hrangel@keystonepacific.com)  
Phone: 949- 838- 3254

## **BILLING QUESTIONS/ ADDRESS CHANGES/WEBSITE LOGIN:**

Phone: 949-833-2600  
[customercare@keystonepacific.com](mailto: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](mailto:architectural@keystonepacific.com)

## MARCH 2018 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- March 19, 2018 at 7:30 pm in the Keystone Pacific Property Management LLC Board Room, 41593 Winchester Road, Suite 113, Temecula, CA. 92590.

### TRASH CAN AND CURBSIDE JUNK REMINDER!

Trash cans cannot be put onto the street more than 12 hours prior to the pick up date. Likewise, please remember to take your empty trash cans into your backyard or garage and out of view of the common area no more than 12 hours after pickup. Please remember that it is the responsibility of the resident to contact waste management for large item pickups.

### ARE YOU DELINQUENT?

The Board and Management would like to remind all members of the Association that not paying your monthly assessments can result in severe monetary penalties including, but not limited to, the Association foreclosing on your property. If you are delinquent please don't ignore it! The Board is willing to work with homeowners that have fallen behind on their assessments.

### 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.

### 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.

### 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.

### SPEEDING

Please respect your neighbors and slow down while driving in the Northstar Ranch community. Lets all slow down and enjoy the ride in our beautiful neighborhood!