

APRIL 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.

## **NUISANCE VIOLATIONS**

Management and the Board would like to remind residents that nuisance violations will be treated with the upmost importance and enforced with monetary penalties. Should you see an individual causing a nuisance in the community please contact management immediately.

## **STOP SIGN REMINDER**

This is a reminder to all homeowners to stop at the stop signs inside of the Community. Please look for traffic entering and exiting the community. It has been reported that there have been some near accidents on several occasions at this area. Please be sure to stop and look.



## **POOL CLOSED**

Please note the community pool and spa will be closed in the month of May due to repairs. If you have any questions please feel free to contact our Community Manager, Clint Taylor, at (909) 297-2548 or via email at [ctaylor@keystonpacific.com](mailto:ctaylor@keystonpacific.com).

## **NEW PAYMENT ADDRESS:**

FILE 1958  
1801 W. OLYMPIC BLVD.  
PASADENA, CA 91199-1958



## **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 909-297-2548.*

## **Next Board Meeting:**

April 16, 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: 909-297-2548  
[ctaylor@keystonepacific.com](mailto:ctaylor@keystonepacific.com)

**Emergency After Hours:**  
909-297-2550

## **COMMON AREA ISSUES:**

Hannah Rangel  
[hrangel@keystonepacific.com](mailto:hrangel@keystonepacific.com)  
Phone: 909-297-2558

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

Phone: 909-297-2550  
[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)

## APRIL 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 909-297-2550 to be connected with the emergency service line.

Please call 9-1-1 for life-threatening emergencies.

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### 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.

### ARE YOU RENTING OUT YOUR HOME IN GRIFFITH PLACE?

If you are a homeowner who has leased your property, please be sure that your tenants are adhering to the CC&Rs and the Rules and Regulations of the community. It is your responsibility to keep the management company informed.

- ☛ Register your new tenants
- ☛ Send in a copy of the rental agreement
- ☛ Provide your new address, phone number and email
- ☛ Report when tenants vacate
- ☛ Collect community keys at the end of the tenancy
- ☛ Report missing parking permits

### IS THE HOA RESPONSIBLE FOR MY VEHICLE?

The Board and Management would like to remind residents that the Association is not responsible for the security of your vehicles or your personal belongings. The community gates are for privacy only, not security. Please remember to not to leave valuables or anything visible in your vehicle and always lock your car.