

MAY 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.

## SPA RE-PLASTER IS COMPLETE

The Board and Management is pleased to announce that the re-plaster of the community spa is not complete and ready for uses. Thank you for your cooperation during this time.

## SPEEDING

Please respect your neighbors and slow down while driving in the Northstar Ranch Community. The last thing we want is someone to get hurt due to a speeder.

## 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 909-297-2548.*

## **Next Board Meeting:**

June 18, 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

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

## **COMMON AREA ISSUES:**

Hannah Rangel  
hrangel@keystonepacific.com  
Phone: 909-297-2558

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

Phone: 909-297-2550  
customer@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

## MAY 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.

### GARAGE PARKING

In accordance with our CC&R's, garages are to be cleared out for vehicle parking. Please make sure that you are able to fit the appropriate amount of vehicles in your garage. If garages are noticed to be used as storage, a courtesy letter will be sent out requesting you clear your garage out for vehicles. If the violation persists, you may be asked to a hearing and possibly fined. Parking is an issue in the community, if everyone uses their garage appropriately this will alleviate some of the parking issues.

### LOVE AND LEASH YOUR DOG

We love dogs – we really do. That's why the association is committed to enforcing the county leash law on association property. According to the U.S. Humane Society, an unleashed dog has an average life span of less than four years. Allowing your dog to run free threatens your dog's health and welfare and the happiness it brings to you. We also love our community. That's another reason the association is committed to enforcing the county leash law – so all residents may enjoy our community. We trust we can count on you for voluntary compliance with the leash law. We don't like to call animal control, but we won't have any choice if your dog is running free.

### 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.

### ARE YOU PARKING IN THE MOTOR COURTS?

The Board would like to remind all residents that parking in the motor courts is prohibited. Please keep in mind the Association has a patrol company that patrols the Association. If you are parking in the motor court areas and/or red zones you will eventually be towed. Further, please remember that jumpers and block parties are prohibited in the motor courts.