

OCTOBER 2018

NORTHSTAR RANCH COMMUNITY ASSOCIATION

WWW.NORTHSTARRANCHHOA.COM

Professionally Managed by Keystone Pacific Property Management, LLC - 41593 Winchester Rd., St. 113, Temecula 92590

When black cats prowl and pumpkins gleam,
May luck be yours on Halloween.

~Author Unknown



TAKING PRIDE IN THE COMMUNITY

A short drive around the city will quickly illustrate the differences in purchasing a home in an HOA vs. purchasing a home that is not part of an HOA. While a majority of homeowners want to maintain their home and protect their assets, what individuals consider the property level of maintenance can differ greatly. The Association helps maintain property values in the community by ensuring that homeowners maintain their properties. When the Association identifies an issue, a courtesy compliance notice is sent as a means of communicating that attention is needed.

It's common for homeowners to look at their own property and think, "My home's curb appeal is not as bad as my neighbor's." However, this is a slippery slope, and is really not the standard that is going to benefit the community, and property values, as a whole. The Association would like to encourage homeowners to take pride in the community by doing simple things like bringing the trash cans in after trash pick up, and storing them out of view. Take a look at your driveway and remove oil or dirt stains. Also, your home may need painting, and the back yard spruced up. Maintaining these items really make a world of difference! Thank you for taking pride in our community...

Halloween is a popular holiday that takes place on October 31. In the United States and Canada, children dress in costumes and go trick-or-treating. Many people carve jack-o'-lanterns out of pumpkins. Halloween parties for children feature fortunetelling, mock haunted houses, scary stories, and games, such as bobbing for apples. People decorate their houses and yards with images of ghosts, skeletons, witches, black cats, bats, and other symbols of Halloween. Many communities across the United States also hold parades and other celebrations for Halloween.

Halloween developed from an ancient pagan festival celebrated by Celtic people over 2,000 years ago in the area that is now the United Kingdom, Ireland, and northwestern France. The festival was called Samhain (pronounced SOW ehn), which means "summer's end." The festival marked the beginning of the dark winter season and was celebrated around November 1. In the 800's, the Christian church established a new holiday, All Saints' Day, on this date. All Saints' Day was also called All Hallows'. Hallow means saint, or one who is holy. The evening before All Hallows' was known as All Hallows' Eve, or as it came to be abbreviated, All Hallow e'en. This name was eventually shortened to Halloween.



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:
October 15, 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:
Susan Larson, PCAM
Phone: 949-430-5848
slarson@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

OCTOBER 2018 REMINDERS

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.

Next Board Meeting- October 15, 2018 at 7:30 pm in
the Keystone Pacific Property Management LLC
Board Room, 41593 Winchester Road, Suite 113,
Temecula, CA. 92590.



NEW POOL KEY!

Please be aware that the key has changed for the community pool. If you did not receive your new pool key on June 18, 2018 you can pick your key up at the Keystone Temecula office located at 41593 Winchester Road, Suite 113, Temecula, CA 92590. Office hours are Monday through Friday from 9:00am to 5:00pm.

EXPEDITING YOUR REQUEST OR CONCERN

Management would like to make sure all homeowners have key tips in order to expedite your maintenance request, concern or emergency:

- Please put your request in writing via email whenever possible.
- Email photos when possible. Photos enable us to get a clear picture of the location and extent of the issue needing to be addressed.
- Please indicate your Association "North Star Ranch" in the subject line, and remember to include your full address in the body of the email for reference.
- Provide us with your best contact phone number if the issue is complex, and requires special attention.
- Please report issues as soon as you see them.
- True emergencies will always be treated as such, and will be prioritized. If there is an emergency after hours, please contact the after hours emergency service line.

NEW PAYMENT ADDRESS:

FILE 1958

1801 W. OLYMPIC BLVD.

PASADENA, CA 91199-1958

HomeWiseDocs.com

For Escrow transactions, and document requests, contact HomeWiseDocs.com. They provide your Association's resale packages, resale demands, lender questionnaires and association documents.

HomeWiseDocs.com provides reliable, around-the-clock online access to all governing documents and critical project data for lenders, closing agents, real estate professionals, and homeowners from Keystone Pacific's managed communities.

Please see below for login information:

Online Chat at

www.homewisedocs.com

Help Desk: 866.925.5004 x 1

e-mail: info@homewisedocs.com

Log on to www.homewisedocs.com and select the Sign Up link to register. The many system enhancements geared toward an improved user experience include:

- Order by address or association name
- Email and SMS text completion notices for users
- Track orders online with confirmation
- Much more!