

DECEMBER 2018

NORTHSTAR RANCH COMMUNITY ASSOCIATION

WWW.NORTHSTARRANCHHOA.COM

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

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.

EXTERIOR HOUSE MAINTENANCE – STUCCO, WOOD TRIM, GARAGE DOORS AND WINDOWS

Maintenance is needed on several homes in the community to keep up the curb appeal and maintain the community values. If your wood trim is faded, peeling or rusting nails are showing through, please paint! Same applies to the garage door. Adding a new coat of paint to your home is a huge boost in appeal for the community and yourself. It has also been noted that many windows are in need of being repaired. We all need to do our part to keep the "maturing" community looking fresh and to remain a desirable place to live in.

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:

December 17, 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

slarson@keystonepacific.com

Emergency After Hours:

909-297-2550

COMMON AREA ISSUES:

Becky Nguyen

bnguyenl@keystonepacific.com

Phone: 951-491-7362

BILLING QUESTIONS/ ADDRESS

CHANGES/ WEBSITE LOGIN:

Phone: 949-833-2600

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

DECEMBER 2018 REMINDERS

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- December 17, 2018 at 7:00 pm in the Keystone Pacific Property Management LLC Board Room, 41593 Winchester Road, Suite 113, Temecula, CA. 92590.

Keystone Pacific Closed in Observance of the Holiday Season -

Christmas Eve - Monday, December 24th

Christmas Day - Tuesday, December 25th

New Year's Eve - Monday, December 31st

New Year's Day - Tuesday, January 1st

NEW PAYMENT ADDRESS:

FILE 1958

1801 W. OLYMPIC BLVD.

PASADENA, CA 91199-1958



NEIGHBOR TO NEIGHBOR

Living in a Northstar Ranch offers many advantages, but at the same time does impose some restrictions. These restrictions are not meant as an inconvenience, but rather as a means of maintaining harmony and protecting property values in your community. With neighbors in such close proximity it can be difficult for everyone to get along. Backyard landscaping needs to be trimmed to not obstruct your neighbor's property. If you have overhanging tree branches or climbing vines please be sure to trim them regularly. A key to a happy community is respect. Respecting your neighbor's right to the quiet enjoyment of their home is part of the arrangement. Your neighbors will appreciate, and hopefully reciprocate, your efforts to lower the volume, keep your pets quiet and keeping interior remodeling and entertaining to reasonable hours.

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.

A MEMBERS RIGHT TO PRIVACY

California Civil Code allows a member to request to be removed from the membership list to prevent release of their private contact information to a member requesting the membership list. In order to opt-out of the membership list, you must notify the Association **in writing**. If you choose to opt-out of sharing your name, property address, email address and mailing address under the membership list, the opt-out designation shall remain in effect until changed by you, by **written** notification to management. If you wish to opt-out, please complete the Opt-Out Form on our website at:

<http://www.kppm.com/forms/opt-out.php>.