

AUGUST 2019

# NORTHSTAR RANCH COMMUNITY ASSOCIATION

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

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

## **EARTHQUAKE PREPAREDNESS**

Recently, California has had two very large quakes in the span of a couple of days and hundreds of aftershocks following. Please utilize this time now to make sure you are prepared if an earthquake happens closer to where you live. Please see the following tips from [www.ready.gov](http://www.ready.gov) to ensure you are prepared before, during, and after a major quake:

### **Before an earthquake occurs be sure to:**

Secure heavy items such as cabinets, tvs, shelving units and items that hang on walls. Move heavy items on shelves to lower levels. Practice STOP, COVER, and HOLD ON – Stop where you are, get down on hands and knees, cover your neck and head with your hands and crawl to somewhere safe (if possible) and hold on to sturdy furniture. Have a family communication plan and make sure you have a supply kit stocked with non-perishable food, water, flashlights and more.

### **During an earthquake:**

DROP, COVER, and HOLD ON – just like you have practiced. If you are inside, stay inside until the shaking stops and then proceed outside to an area where no objects such as your home, trees, power lines etc. can fall on top of you. If you are in bed, stay in bed and cover your head and neck with a pillow. If you are in a vehicle – pull over to a safe place, away from any objects that could fall on top of you. Do not stop under overpasses.

### **After an earthquake:**

Expect aftershocks – if your home is unstable, do not stay there, move away from any possible falling debris. Do not enter damaged buildings. If you are trapped cover your mouth and nose from dust and debris and try to get a text out if you have a phone with you. Bang on pipes or walls, save your voice until you hear rescuers approaching. If you are in an area where tsunamis are possible – move to higher ground immediately. Once you are safe, monitor radio, social media or television for alerts.

### **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 909-297-0948.*

### **Next Board Meeting:**

August 19, 2019 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:**  
**Darren Mandel**  
Phone: (951) 491-7196  
dmandel@keystonepacific.com

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

### **COMMON AREA ISSUES:**

Danica Petroff  
dpetroff@keystonepacific.com  
Phone: 951-491-7363

### **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

## AUGUST 2019 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.

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### TRASH CAN STORAGE & LABEL

When placing your trash cans out for pick up, please keep in mind that in many cases, they take up valuable parking spaces. This is one of the reasons why it is so important to only leave them out long enough for pick up. Further, please remember that all residents must label their trash containers in the Northstar Ranch Community.

### COMMON AREA LANDSCAPING

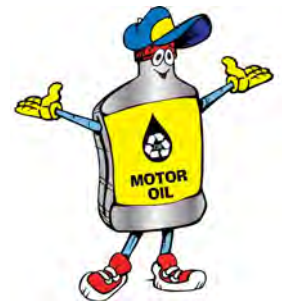
Please be reminded that homeowners are not allowed to put anything in the Common Area Landscaping. This includes Holiday decorations, signs, solar lights, potted plants, etc. Anything put in the common area landscaping will be removed by management without notice.

### 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 Darren Mandel no later than the 5th of each month for inclusion in the following month's newsletter.

### OIL STAINS

It has been brought to Management's attention that there are many oil stains on residents driveways. Please make sure to take a look at your driveway when you pull out to see if your car is leaking oil. Please make sure to remove any oil stains that have been left by your vehicle and make necessary repairs to stop the leaking. Thank you for your attention to this matter.



### WATCH YOUR SPEED

The speed limit within the community is 15 MPH, however, it would be very much appreciated if homeowners would use this as their top speed guideline and navigate a little slower through the neighborhood and to not run the posted stop signs. There are many children walking and riding their bikes to and from school or the park area and safety is our biggest concern. Thank you for your cooperation.

### NORTHSTAR RANCH BOARD OF DIRECTORS DUTIES

The Board of Directors are unpaid volunteers. The Board of Directors is charged with maintaining, preserving and enhancing the common assets of our Association. In order to perform those duties, our Board depends upon the advice and counsel of experts in various fields of community association management: our management company, attorneys, landscapers, insurance specialists, etc. When making decisions regarding our community, the Board is expected to consider all the facts and factors involved in the issue and make the best business decision possible. In addition to dealing with insurance, maintenance, financial and contractual decisions, the board must also balance their positions on the board with their role as a homeowner. If assessments are increased that means they are increased for them also. If rules are enacted, that means they have to obey them, too. Serving on the Board reflects just how seriously they take that responsibility.