

SEPTEMBER 2019

NORTHSTAR RANCH COMMUNITY ASSOCIATION

WWW.NORTHSTARRANCHHOA.COM

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

LABOR DAY

Keystone Pacific will be closed in Observance of Labor Day - Monday, September 2nd. For after-hours association maintenance issues, please call 951-491-6866 to be connected with the emergency service line.

COMPLIANCE LETTERS

When you receive courtesy letters to call your attention to a certain compliance issue, please make sure you call Management to inform us that you are addressing the issue and/or need more time to resolve the matter. This way, we avoid pursuing further compliance action. Please remember, Management is here to help the homeowners and to try and keep Northstar Ranch looking as nice as possible.

OFF ROAD VEHICLES ARE STRICTLY PROHIBITED!

Management would like to remind all residents in the Northstar Ranch community that riding off road vehicles in the community is strictly prohibited.

NO POSTING OF FLYERS IN THE NORTHSTAR RANCH COMMUNITY

Management and the Board would like all Northstar Ranch residents to know that posting of flyers is not allowed on community property, this includes mail boxes, sign posts, fences, tot lot and doggy stations.

STREET PARKING AND NOISE LEVELS IN THE COMMUNITY

If you are parking on the street please be aware of the noise you create. Being awoken by car doors and trunks being shut hard or alarms chirping is disturbing, the same goes with the noise of trash cans being wheeled to and from the curb late at night or early morning. Please be aware of the closeness of our homes and the way sound travels.

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 951-491-6866.

Next Board Meeting:

September 16, 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) 395-1202
dmandel@keystonepacific.com

Emergency After Hours:
951-491-6866

COMMON AREA ISSUES:

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

BILLING QUESTIONS/ ADDRESS CHANGES/ WEBSITE LOGIN:

Phone: 949-833-2600
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

SEPTEMBER 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.

Next Board Meeting– September 16, 2019 at 7:30 pm in the Keystone Pacific Property Management LLC Board Room, 41593 Winchester Road, Suite 113, Temecula, CA. 92590.

TRASH CAN STORAGE

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.

GARAGE DOORS

Please remember the HOA rules state you must keep your garage door closed when you are not driving in or out.

WHO DO I CALL?

If you notice a common area maintenance issue during normal business hours (9:00 a.m. – 5:00 p.m. Monday – Friday), please call Danica Petroff with Keystone Pacific at 951-491-7363. If it is after hours and cannot wait until the next business day, please call 951-491-6866 and follow the prompts to be connected with the emergency service. Examples of common area maintenance issues are:

- Lights not working in the common area planters
- Common area tree down
- Leaking/broken sprinklers in the common area

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 to be sent to the attention of Darren Mandel no later than the 5th of each month for inclusion in the following month's newsletter.

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.

