

DECEMBER 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



## 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!

### HOLIDAY TREE DISPOSAL

With the holiday season approaching, we ask that all homeowners who plan on putting up a tree in their home plan ahead and contact the waste management company for tree disposal procedures and dates.



### KEYSTONE PACIFIC CLOSED IN OBSERVANCE OF CHRISTMAS & NEW YEAR'S

*Tuesday, December 24th, Wednesday, December 25th, Tuesday, December 31st, & Wednesday, January 1st.* For after-hours association maintenance issues, please call 949-833-2600 to be connected with the emergency service line.

### OIL STAINS

Please take a moment to inspect your vehicles to make sure that they're not leaking any fluids. Please clean up any fluids on your driveway and/or street. **Do not wash them down the storm drain.**

#### **BOARD OF DIRECTORS:**

**President: Brenda George**  
**Vice President: Steven Olsen**  
**Secretary: Hany Mansour**

*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 951-395-1202.*

#### **Next Board Meeting:**

December 9, 2019 at 6:45 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  
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 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- December 9, 2019 at 6:45 pm in the Keystone Pacific Property Management LLC Board Room, 41593 Winchester Road, Suite 113, Temecula, CA. 92590.

### 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.

### GARAGE USE AND PARKING REMINDERS - TOWING

As a reminder, please utilize your garage for its intended use of parking your vehicles. Parking on the street should be used for guests only or if you have more than two vehicles. Please park with the flow of traffic and do not park in front of your garage. Storing a vehicle in the community is against the *CC&Rs and Rules and Regulations of Northstar Ranch*. If you have a vehicle that is inoperable, please store it in the garage. Vehicles stored for long periods of time will be subject to immediate tow at the owners expense. Homeowners, please be sure your tenants adhere to the *CC&Rs and Rules and Regulations*.

### 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>.

### 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.