

JANUARY 2020

# NORTHSTAR RANCH COMMUNITY ASSOCIATION

WWW.NORTHSTARRANCHHOA.COM

Professionally Managed by Keystone Pacific Property Management, LLC - 41593 Winchester Road, Suite 113, Temecula, CA. 92590

## HOLIDAY REMINDERS

We appreciated everyone's holiday spirit. All the decorations and lighting really have made the community shine! As a friendly reminder, please remember to remove your holiday lighting within ten days following the holiday.



## LARGE TRASH ITEMS & CHRISTMAS TREES

The Association is not responsible for removing your large trash items or Christmas trees. If you are found to have put out large items in front of your home which prevents the trash from being picked up you may be assessed a monetary fine for the cost to remove the item. Please contact the waste management provider and request a large item pick up.

## TRASH CAN AND CURBSIDE JUNK REMINDER!

Trash cans cannot be put onto the street more than 12 hours prior to the pick up date. Likewise, please remember to take your empty trash cans into your backyard or garage and out of view of the common area no more than 12 hours after pickup. Please do your part and help keep the community as beautiful as possible. Please remember that it is the responsibility of the resident to contact the waste management provider for large item pickups. Should the HOA have to have the item removed the homeowner will be subject to monetary penalties.



### **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:**

TBA  
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:**

Vanessa Samson  
vsamson@keystonepacific.com  
Phone: 951-375-3446

### **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

# JANUARY 2020 REMINDERS

## Keystone Pacific Closed in Observance of New Year's Day - 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. Please call 9-1-1 for life-threatening emergencies.

**REMINDER:** Homeowners, your tenant is responsible to follow **ALL** the rules here at Northstar Ranch and it is your responsibility to make sure your tenant has a copy of the Rules and Regulations. It is also important that you share the newsletter with your tenant as they are the ones living in our community. By not providing your tenants a copy of the newsletter they are missing important information.

## 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! Please communicate with management and the Board of Directors.

## PROPERTY MAINTENANCE

The purpose of rules regarding property maintenance is to help the Association set a standard for how properties should be maintained. This helps keep up property values which benefits all homeowners. With this said, the Association would like to point out some of the common maintenance items that homeowners may receive a letter for:

- **Architectural Approval.** Please remember to obtain approval prior to making exterior modifications.
- **Parking.** Residents must use their garage for parking.
- **Trash cans should be taken in after trash day and stored behind your gate.** This is pretty self explanatory. Please find a spot to store your trash cans behind your gate or in your garage and bring them in the night of trash pick up.
- **Holiday Decorations Reminder.** We hope everyone has plans to remove holiday decorations within ten days following the holiday, but if not, please make plans to do so to avoid violation letters.

*We appreciate your efforts to maintain your property!*



## APPLICATION FOR CANDIDACY FOR THE BOARD OF DIRECTORS

Dear Homeowner:

The Annual Election will be held in April 2020. If you are interested in serving on the Board, please complete this application and return it to **KEYSTONE** at the office address displayed below, by 5:00 PM on **January 31, 2020**. For specific candidate qualifications, please contact Management for a copy of your community's Election Rules. **Members are encouraged to confirm their personal contact information by the deadline set forth for submitting nominations to ensure that Members have an opportunity to review their personal information at least thirty (30) days before ballots are mailed.**

NAME: \_\_\_\_\_  
(Note: Be sure to complete and return verification information on page 2 of this application)

***Candidacy statement needs to be kept to one page. Please type in the information requested below.***

WHY WOULD YOU LIKE TO SERVE AS A BOARD MEMBER?

WHAT IS YOUR BACKGROUND?

WHAT IS YOUR VISION FOR THE COMMUNITY AND WHAT WOULD YOU LIKE TO ACCOMPLISH DURING YOUR TERM OF OFFICE?

**PLEASE NOTE: PER CALIFORNIA CIVIL CODE SECTION 5105(a), A COPY OF THIS FORM MAY BE INCLUDED WITH THE OFFICIAL BALLOT. THE CANDIDATE/MEMBER IS SOLELY RESPONSIBLE FOR THE CONTENT OF THIS COMMUNICATION. THE ASSOCIATION DOES NOT EDIT OR REDACT ANY CONTENT**

*Proudly Managed By*  
Keystone Pacific Property Management, LLC

16775 Von Karman #100  
Irvine, CA 92606  
(949) 833-2600

30211 Ave De Las Banderas, #120  
Rancho Santa Margarita, CA 92688  
(949) 833-2600

41593 Winchester Road #113  
Temecula, CA 92590  
(951) 491-6866

3155-D Sedona Court  
Ontario, CA 91764  
(909) 297-2550

# APPLICATION FOR CANDIDACY FOR THE BOARD OF DIRECTORS

## HOMEOWNER VERIFICATION INFORMATION

ADDRESS: \_\_\_\_\_

WORK PHONE NUMBER: \_\_\_\_\_

HOME PHONE NUMBER: \_\_\_\_\_

CELL PHONE NUMBER: \_\_\_\_\_

E-MAIL ADDRESS: \_\_\_\_\_

I, \_\_\_\_\_, hereby certify that the information above is true and correct and that I have not been convicted of a crime which, if elected, would either prevent the Association from purchasing fidelity bond coverage required by California Civil Code section 5806 or terminate the Association's existing fidelity bond coverage.

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

To request an electronic copy of the Candidacy Application, please contact [reconnect@keystonepacific.com](mailto:reconnect@keystonepacific.com).

Completed Candidacy Applications must be submitted to [reconnect@keystonepacific.com](mailto:reconnect@keystonepacific.com) by the deadline.

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