

FEBRUARY 2020

NORTHSTAR RANCH COMMUNITY

WWW.NORTHSTARRANCHHOA.COM



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

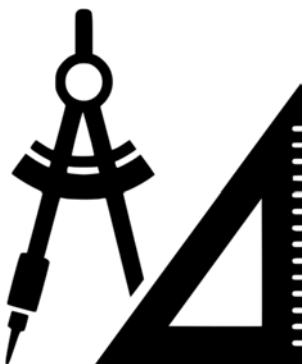
A MEMBERS RIGHT TO PRIVACY

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: <https://www.kppm.com/opt-out/>.



ARCHITECTURAL REMINDER

Please remember that any exterior change or improvement to your house and/or rear yard must have Architectural Review Committee approval, prior to starting the project. Architectural Applications may be downloaded from the community website at www.northstarranchhoa.com. If exterior renovations have begun prior to receiving approval, a cease and desist notice will be sent and all work must halt until written architectural approval is received. Please note that work completed without approval may need to be removed at your own expense.



BOARD OF DIRECTORS:

President: Brenda George
Vice President: Vacant
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:

TBD

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:

LaBarre/Oksnee

30 Enterprise #180 , Aliso Viejo, CA 92656 (800)-698-0711

ARCHITECTURAL DESK:

Please submit your Architectural Applications to:
architectural@keystonepacific.com

FEBRUARY 2020 REMINDERS

KEYSTONE PACIFIC CLOSED IN OBSERVANCE OF PRESIDENTS DAY - Monday, February 17th. For after-hours association maintenance issues, please call 951-491-6866 to be connected with the emergency service line.



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.

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.



PETS IN THE COMMUNITY

- Follow all licensing and leash laws. Always keep your pets on leash when leaving your yard.
- Please curb your dog and do your best to prevent them from using a neighbors yard.
- Please do not allow your dogs to bark and disturb your neighbors.



Picking up after your pet is your family's responsibility. Please remind all members of the household to pick up after your pets. Be sure to bring a bag and/or scooper with you every time.

DOG BARKING

Northstar Ranch homeowners and residents are reminded that dogs left unattended in their units for extended periods of time may disturb other residents by their barking. Substantiated complaints about this problem may result in fines by the Association and/or referral to Animal Control. Please be considerate to your surrounding neighbors regarding dog barking and other noise disturbance matters.



KEYSTONE

Northstar Ranch Community Association Owner Notice Disclosure (Civil Code section 4041)

California law requires Owners in a community association to provide the following information to the association on an annual basis. **If the below contact information has changed**, please complete and return this form to Keystone Pacific Property Management, LLC at the address shown below or email the completed form to forms@keystonepacific.com no later than March 31st.

Owners Name _____

Property Address _____

Owner Phone # _____ **Owner Email** _____

***ITEMS 1-6 NEED TO BE COMPLETED. IF NOT APPLICABLE, PLEASE INDICATE N/A**

1. Address or Addresses to which notices from the association are to be delivered:

2. Any alternate or secondary address to which notices from the association are to be delivered:

3. The name and address of your legal representative, if any, including any person with power of attorney or other person who can be contacted in the event of your extended absence from your property:

4. Your property is (please check one): Owner occupied Rented out

If your property is rented out, please provide the following information:

Name of Tenant(s): _____

Phone Number: _____

Email Address: _____

5. Is your property developed, but vacant (please check one)?: Yes No

6. Is your property undeveloped land? Yes No

Please return this form to:
Northstar Ranch Community Association
c/o Keystone Pacific Property Management, LLC
16775 Von Karman Ave, Suite 100, Irvine, CA 92606