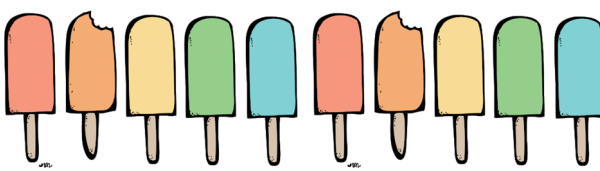


June 2021



NORTHSTAR RANCH COMMUNITY ASSOCIATION

www.northstarranchhoa.com

Trash Can and Curbside Junk Reminder

The Board of Directors would like to remind all residents per the Associations Rules and Regulations, trash containers may not be in view of the common area 12 hours before or 12 hours after trash pick up. Further, owners are required to label their trash containers with their property address. Not only does it make your neighborhood look untidy when the containers are left out, but it also attracts disease carrying rodents and other large unwanted animals. The Association Board is kindly requesting your courteous action to store your trash receptacles inside of your garage or behind your side gate. Lastly, please remember that it is the responsibility of the resident to contact waste management for large item pickups. Should the HOA have to have the item removed the homeowner will be subject to monetary penalties and fines.

Are You Parking in the Motor Courts?

The Board would like to remind all residents that parking in the motor courts is prohibited. Please keep in mind the Association has a patrol company that patrols the Association. If you are parking in the motor court areas and/or red zones you will eventually be towed. Further, please remember that jumpers and block parties are prohibited in the motor courts.

Please Be Responsible With Your Pet

Homeowners with pets must pick up all pet waste from common areas and/or other homeowners' lots immediately. Also, when letting pets outside of the confines of your home, you must have your pet leashed and controlled by someone capable of restraining the animal. Lastly, please inform children and guests of these rules. If you need help reinforcing these rules, please feel free to contact Animal Friends of the Valley at 951-674-0618.



Homeowners Association

Ever wonder why you have a homeowners association? Your association may be your best tool to protect the value of your home and the quality of your neighborhood. Community associations do a number of different things, such as setting and collecting the maintenance fees required and needed to run an association, maintaining landscaping or recreation areas, and providing for events or meeting places for neighborhood functions. That being said, one of the most important functions of an association is to enforce deed restrictions and protect the value of the community assets among those being your home.

BOARD OF DIRECTORS:

President: Brenda George
Vice-President: Toddy Lytle
Secretary: Hany Mansour

NEXT BOARD MEETING:

Monday, June 21, 2021
Conference call via Zoom

The final agenda will be posted at pool area bulletin board. You may also obtain a copy of the agenda by contacting management at (951) 395.1202

IMPORTANT NUMBERS:

ASSOCIATION MANAGER:

Darren Mandel
Phone: (951) 395.1202
Emergency After Hours: (949) 833.2600
Fax: (951) 346.4129
dmandel@keystonepacific.com

COMMON AREA ISSUES:

Vanessa Samson
Phone: (951) 375.3446
vsamson@keystonepacific.com



BILLING QUESTIONS/ ADDRESS CHANGES/ WEBSITE LOGIN:

Phone: (949) 833.2600
customer@keystonepacific.com

ARCHITECTURAL DESK:

Phone: (949) 838.3239
architectural@keystonepacific.com

INSURANCE BROKER:

LaBarre/Oksnee
30 Enterprises #180
Aliso Viejo, CA 926

Managed by Keystone
41593 Winchester Road, Suite 113
Temecula, CA 92590

June 2021 REMINDERS

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.

Trash Pick-Up Day - Friday
Please remove trash cans from the common areas after this day.

Board Meeting : Monday, June 21, 2021
Conference call via Zoom



Aesthetics of the Community/Repainting Your Home

Living in a planned community requires all homeowners to maintain their home. If the paint is faded on shutters, front doors, garage doors and wood trims, homeowners should take the necessary steps to ensure their home is well maintained. If a homeowner is repainting their home, an architectural application is required. Homeowners must submit an architectural application and receive written approval prior to beginning a project, the application can be found at our community website. You should repaint anything that looks chipped, weather-beaten or faded. This will help preserve not only the look of your home, but the entire community as well. Please take a moment to inspect your home to ascertain what needs to be painted.

Being a Courteous Neighbor

- Parking—Homeowners should utilize garages and driveway parking and refrain from parking in front of neighbors properties or in the motor courts and never block driveway access.
- Trash/Dumping—Homeowners should contact the local refuse company to schedule a pick up for large or bulky items, no dumping is allowed within the community.
- If you are having a party try to be courteous of your neighbors, let them know that you plan to have guests and try to keep the volume down as some residents work nights.
- Watch out for each other! If you see suspicious activity around your neighbors house or community let them know or contact the local police department.
- Please remember children are prohibited from playing in the motor courts. It is not only dangerous but it can prevent your neighbors from exiting their residence.

Garage Parking Required

In the Rules and Regulations it states that each homeowner is provided with a garage designed to park two passenger vehicles. No automobile or other vehicle may be parked outside of a garage if there is space for such vehicle in the garage, and no garage shall be used for any purpose which would preclude parking of at least two (2) full sized automobiles therein. Garages must be the primary source of parking vehicles and are not to be used in a manner that would prevent the parking of vehicles therein. Residents must use the garage for parking as many vehicles as the garage was designed to hold. If you need a parking permit, please contact Management. Applications will only be accepted and approved if homeowners have more than two vehicles and if all vehicles are registered to a Northstar address. Any vehicles parked outside of the garage without a parking permit may be towed.

Reporting HOA After Hour Emergencies

In the event that you notice an HOA maintenance emergency outside of Keystone's regular business hours, please call (949) 833-2600, which will direct you to follow prompts to be connected with a live person, who will contact/dispatch the appropriate vendor/emergency service. The emergency service will request the following information from you:

1. The name of your Association
2. Your property address and phone number
3. The nature of the emergency, in order to dispatch the correct vendor to assist with the resolution.
4. The address or cross streets of the emergency, if different from your property address. The emergency service will relay all of this information, via text, to Keystone's "On-Call" Manager. Please keep in mind that the "On-Call" Manager may not be familiar with your property, so please be willing to provide as much detail as possible.