

AUGUST 2021

NORTHSTAR RANCH

WWW.NORTHSTARRANCHHOA.COM



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 and safety is our biggest concern. Thank you for your cooperation.

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.

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.

KEEPING NORTHSTAR RANCH LOOKING GOOD

We need all of our residents' help in keeping our community looking its best. Please do your part and remember to:

- Pick up after your pet and dispose of waste properly.
- Pick up litter you notice in the community and dispose of it.
- Make sure household trash is bagged, secured and disposed of in a timely and appropriate manner.
- Store trash receptacles from view and be sure not to leave them out 24 hours before or after pick up.
- Be sure to store your garden hose properly when not in use.

COMMUNITY POOL UPDATE

The pool is open for use at 100% capacity! It is open Thursday through Monday from 12 PM– 8 PM. You will need to check in with the pool monitor and sign a waiver upon each entry. All key cards are still turned off at this time.



BOARD OF DIRECTORS:

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

NEXT BOARD MEETING:

TBA

Keystone Pacific Property Management
LLC. Board Room
41593 Winchester Road Suite 113
Temecula, CA 92590

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.

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
customercare@keystonepacific.com

ARCHITECTURAL DESK:

Phone: (949) 838.3239
architectural@keystonepacific.com

INSURANCE BROKER:

LaBarre/Oksnee / 30 Enterprise #180
Aliso Viejo, CA 92656 / (800) 698.0711

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

AUGUST 2021 REMINDERS

Keystone Pacific After Hours Service Line 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 day: every Friday, please make sure to return trash bins after that day.

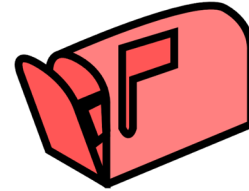


AFTER-HOURS

HOMEOWNER ASSESSMENT INFORMATION

The payment address for assessments to be mailed is to:

PO BOX 513380
Los Angeles, CA 90051-3380



RECEIVED A COURTESY LETTER? DON'T PANIC!

The purpose of the courtesy letter is to make sure homeowners are maintaining the exterior of their homes in great condition and keeping property values at their optimum. Each month, the Compliance Coordinator goes around the entire community looking for common area problems and monitor areas that may need attention in the near future.

If you receive a letter from the Association and you have questions, need further clarification or you are in need of additional time to address the problem, please contact us. We are happy to work with you, you just have to let us know. If the problem is not addressed and we have not heard from you, then you may be called to a hearing to discuss the matter and possible fines may be addressed.

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. 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

WHEN TO CONTACT THE POLICE

The Association has Rules and Regulations that management is charged with enforcing, and the first step in the enforcement process is to mail a letter to the homeowner who has committed a violation. Your name does not have to be revealed if you would like to report a violation to management. Sometimes, however, it is more appropriate to contact the police, especially when homeowners observe suspicious and/or illegal activity in the community. Management urges homeowners to contact the police immediately in the event of burglary, theft, speeding or abandoned vehicles, vandalism, noise complaints, inappropriate activity in public places, gang violence, etc. With any common area maintenance concern or questions, please contact Keystone.

RENTAL HOMES

If you are renting out your home, please be sure to provide a copy of the rules and regulations to your tenants when they move in. It is the responsibility of the **homeowner** to make sure that tenants follow the Association's Rules and Regulations and the provisions of the Governing Documents. Ultimately, it is the homeowner that will be mailed violation notices, called to a hearing and imposed fines if their tenant is not obeying the rules of the community. If you need a copy of any Association documents, please visit the Association's website.