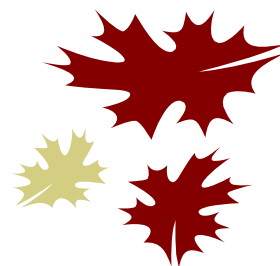


SEPTEMBER 2021

NORTHSTAR RANCH

WWW.NORTHSTARRANCHHOA.COM



LABOR DAY

Keystone Pacific will be closed in Observance of Labor Day - Monday, September 6th. For after-hours association maintenance issues, please call 951-491-6866 to be connected with the emergency service line.

COMPLIANCE LETTERS

When you receive courtesy letters to call your attention to a certain compliance issue, please make sure you call Management to inform us that you are addressing the issue and/or need more time to resolve the matter. This way, we avoid pursuing further compliance action. Please remember, Management is here to help the homeowners and to try and keep Northstar Ranch looking as nice as possible.

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.

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 to and from school or the park area and safety is our biggest concern. Thank you for your cooperation.

TRASH CAN STORAGE

When placing your trash cans out for pick up, please keep in mind that in many cases, they take up valuable parking spaces. This is one of the reasons why it is so important to only leave them out long enough for pick up. Further, please remember that all residents must label their trash containers in the Northstar Ranch Community. Violation letters will be sent to residents who leave their cans out for extended periods of time.

COMMUNITY POOL UPDATE

The pool is open for use at full 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:

Ariane Benson
Phone: (951) 491.7748
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 Enterprise
#180 Aliso Viejo, CA 92656 / (800) 698.0711



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

SEPTEMBER 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.

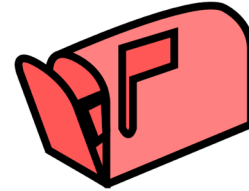


AFTER-HOURS

HOMEOWNER ASSESSMENT INFORMATION

The payment address for assessments to be mailed is to:

PO BOX 513380
Los Angeles, CA 90051-3380



Here are some helpful suggestions that will show your love to your neighbors and to your community throughout the year:

- Clean out your garage so you can park your vehicles inside.
- .Recreational vehicles should not be parked in your driveway or on the streets of the community. In addition, the more vehicles homeowners fit in their garages, the more street parking will be available for guests. Thank you!
- Drive slowly and carefully through the property, and remind your guests to do the same.
- Don't ride your dirt bikes or ATV's throughout the community. Please take these to designated areas for your riding enjoyment!
- Read the newsletter every month to keep up on what's happening in the Association.
- Always keep your dogs on a leash, and pick up after them every time.
- Don't litter! Not only are we having problems with pet waste, but fast food containers are also finding their way into our landscaping. Remind your kids to clean up after themselves as well.
- Report any problems with the common area as soon as you spot them.
- Smile and say 'hi' to your neighbor when you see them!

SPEAKING OF MAINTENANCE...

Although it is still hot with summer time and the idea of spending time outside in the heat is not too appealing for many, that doesn't give you a free pass on yard maintenance! Please make sure you are doing at minimum the following to keep your home looking nice throughout the seasons:

- Fertilize and water your rear yard as necessary.
- Remove all weeds from planter beds. This includes the rear yard and front porch areas.
- Remove all items being stored on driveways and front porches.
- Be sure your garage space is always available or parking the amount of vehicles which it was designed for.
- This should go without saying, but, any holiday decorations should be gone by now, thank you!

WHY ARE HOA ASSESSMENTS IMPORTANT?

Your homeowner association is a non-profit mutual benefit corporation, of which you are a member. The common areas in your community are the assets that this corporation (your HOA) is responsible for managing. Therefore, you directly support the programs and services that preserve the property values of the homes in your community. As a non-profit mutual benefit corporation with a volunteer board of directors, none of the members on your community's board receive compensation for their service— all of the membership assessments are funneled back into amenities and services that protect your home's equity.