

NOVEMBER 2021

# NORTHSTAR RANCH

WWW.NORTHSTARRANCHHOA.COM



## THANKSGIVING SAFETY TIPS

Food safety is something that should never be overlooked during the holidays. Below are some helpful Thanksgiving food safety tips.

- Store your turkey in the freezer if you buy it earlier in the month
- Keep the turkey in the refrigerator if cooking within 24-48 hours
- Keep your turkey in its package in a pan to keep any juices from getting into fresh produce or food
- Wash your hands with soap and warm water before handling food
- Use separate cutting or chopping boards for meat, fruits and vegetables
- Keep raw food away from vegetables and side dishes that will not be cooked
- Use a food thermometer when cooking your turkey. You can't tell if the turkey is cooked by simply looking
- Store left-over food within two hours after serving, including pumpkin pie

Label and date all of your leftovers so you know how long they have been stored in your refrigerator.

## KEYSTONE PACIFIC CLOSED IN OBSERVANCE OF THANKSGIVING

**Thursday, November 25th & Friday, November 26th**

For after-hours association maintenance issues, please call 949-833-2600 to be connected with the emergency service line.

## STORED VEHICLES IN THE COMMUNITY

If you notice a vehicle that is being 'stored' in the community, please contact Darren Mandel with Keystone at [dmandel@keystonepacific.com](mailto:dmandel@keystonepacific.com) so we can alert the patrol company to the violation.

## HOLIDAY DECORATING REMINDER!

A friendly reminder to all, to please decorate with care this holiday season and to be aware of Association common area. Residents are allowed and encouraged to decorate for the holidays! However, any and all décor must be attached to your home (such as lights), and kept within the confines of the front porch area. Please do not place any holiday lights or decorations in the Association's common area, landscape area, or planters. Placing decorations in these areas prevents the landscapers from doing their job properly, and creates a liability for the Association. Please keep decorations tasteful, and in keeping with the look of Northstar Ranch! All lights and Décor must be removed following each holiday. This includes decorations attached to your home and inside your patio area. Thank you, for your cooperation, and for brightening our community! Enjoy this HOLIDAY SEASON!

## **BOARD OF DIRECTORS:**

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

## **NEXT BOARD MEETING:**

**TBD**

Vis Zoom: Link to be provided at a later date when agenda is finalized

*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](mailto:dmandel@keystonepacific.com)

### **COMMON AREA ISSUES:**

**Ariane Benson**  
Phone: (951) 491.7748  
[abenson@keystonepacific.com](mailto:abenson@keystonepacific.com)

### **BILLING QUESTIONS/ ADDRESS CHANGES/ WEBSITE LOGIN:**

Phone: (949) 833.2600  
[customer-care@keystonepacific.com](mailto:customer-care@keystonepacific.com)

### **ARCHITECTURAL DESK:**

Phone: (949) 838.3239  
[architectural@keystonepacific.com](mailto: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

## NOVEMBER 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.

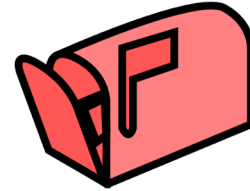


AFTER-HOURS

### HOMEOWNER ASSESSMENT INFORMATION

The payment address for assessments to be mailed is to:

PO BOX 513380  
Los Angeles, CA 90051-3380



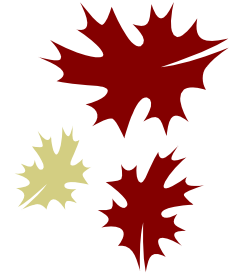
### TRASH CAN STORAGE

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.

### 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.

### 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 playing in the Northstar Ranch community.

### 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. Please note decorations may only be attached to your home or front porch and must be removed within fifteen (15) days of the holiday.

### GARAGE USE AND PARKING REMINDERS - TOWING

As a reminder, please utilize your garage for its intended use of parking your vehicles. Parking on the street should be used for guests only or if you have more than two vehicles. Please park with the flow of traffic and do not park in front of your garage. Storing a vehicle in the community is against the *CC&Rs and Rules and Regulations of Northstar Ranch*. If you have a vehicle that is inoperable, please store it in the garage. Vehicles stored for long periods of time will be subject to immediate tow at the owners expense. Homeowners, please be sure your tenants adhere to the *CC&Rs and Rules and Regulations*.