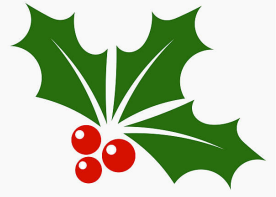


DECEMBER 2021

NORTHSTAR RANCH

WWW.NORTHSTARRANCHHOA.COM



FAMILY VISITING FOR THE HOLIDAYS?

As the holiday season approaches, we would like to remind everyone about parking within the community. During this time of year, many people have get-togethers with family and friends. This creates a lot of extra vehicle traffic on the Associations streets. Please make sure your guests follow the speed limit and the parking rules of the community.

NORTHSTAR RANCH HOLIDAY DECORATING REMINDER!

A friendly reminder to all Northstar Ranch residents to please be courteous of your neighbors and decorate with care this holiday season. Please do not place any holiday lights or decorations in the Association's common area, landscaped area or planters. Placing decorations in the landscape 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. Thank you for your cooperation and for brightening our community with your holiday lights and decorations!



HOLIDAY PACKAGE REMINDERS:

The holiday season is right around the corner! During the holidays, thieves will follow delivery trucks and steal unattended packages that drivers leave at people's front door. Here are a few tips on how to protect your packages from theft:

- Get a tracking number from the shipping company
- Require a signature with delivery
- Have the company leave the package at a local shipping center if you won't be home
- If you can't retrieve it daily, have a trusted person get it
- Never leave packages outside your door
- If you are traveling, have the post office hold your mail until you get back
- Insure any packages you send
- Alert recipients of your packages as to when they are to expect them



BOARD OF DIRECTORS:

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

NEXT BOARD MEETING:

TBD for December

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

COMMON AREA ISSUES:

Ariane Benson
Phone: (951) 491.7748
abenson@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

DECEMBER 2021 REMINDERS

For **after-hours** association maintenance issues, please call 951-491-6866 to be connected with the emergency service line. Please call 9-1-1 for life-threatening emergencies.

Keystone Pacific Closed in Observance of the Holiday Season -

Christmas Eve - Friday, December 24th
 Christmas Day Observed- Monday, December 27th
 New Year's Eve - Friday, December 31st
 New Year's Day Observed- Monday, January 3rd



HOMEOWNER ASSESSMENT INFORMATION

The payment address for assessments to be mailed is to:

PO BOX 513380
 Los Angeles, CA 90051-3380



COURTEOUS REMINDERS

Living in a community association offers many advantages, but at the same time imposed restrictions can come with some disadvantages. Please remember that as you share the common area, and live in close proximity to each other, that some care must be given even when performing simple activities. Please remember that:

- Maintaining your landscaping improves the curb appeal of the community.
- Loud music or talking can be heard through open windows.
- A pet that barks when you are not home WILL disturb the surrounding neighbors.
- Paint the garage, shutters, side fences, door and wood trim on your home if it appears faded.
- Leaving your trash bins next to your side gate days after the trash has been collected is unsightly
- Installing property improvements requires the submission of an architectural application and approval.
- If you notice any suspicious activity, please contact the police immediately.

NEIGHBOR TO NEIGHBOR

Living in a Northstar Ranch offers many advantages, but at the same time does impose some restrictions. These restrictions are not meant as an inconvenience, but rather as a means of maintaining harmony and protecting property values in your community. With neighbors in such close proximity it can be difficult for everyone to get along. Backyard landscaping needs to be trimmed to not obstruct your neighbor's property. If you have overhanging tree branches or climbing vines please be sure to trim them regularly. A key to a happy community is respect. Respecting your neighbor's right to the quiet enjoyment of their home is part of the arrangement. Your neighbors will appreciate, and hopefully reciprocate, your efforts to lower the volume, keep your pets quiet and keeping interior remodeling and entertaining to reasonable hours.

ARE YOU PARKING IN THE MOTOR COURTS?

We 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.

