



Griffith Place at Northstar Ranch

www.northstarranchhoa.com

March 2015 Newsletter

Home Improvements Require Architectural Approval

If you are planning to perform any architectural improvements to your home, including window replacement, satellite dish installation, etc., please submit an Architectural Application to the Board in care of PCM for review and approval **PRIOR** to making any improvements to your home. Making any alterations without prior Board approval is in violation of the Griffith Place at Northstar Ranch CC&Rs. If this occurs, you may be required to perform additional alterations at your cost. The architectural process is one that benefits all the residents. Each homeowner has made a major investment in their property and the guidelines are set forth to protect the property values of every homeowner.

What's On Your Mind?

If you have a comment or concern regarding an item in our community, please know that the Board would like to hear your view. Please email your comment or concern to Clint Taylor at PCM. The Board will review your concerns at its monthly Board Meeting and the appropriate action will be taken if necessary. If you have a complaint about a fellow Northstar Ranch resident, please keep in mind that, in fairness to all residents, **only** complaints received in writing will be reviewed. Anonymous complaints will not be considered.

Reporting Maintenance Items

If you notice an item in need of maintenance within our community including common area lighting issues, landscape concerns, irrigation problems, etc., please report it to PCM in a timely manner. Please don't wait until the Board Meeting to report a maintenance item. It is more efficient to contact PCM as a work order can be issued immediately to the appropriate vendor. Thanks!



**If You Have Not Yet Done So....
Please Label Your Trash Cans
With Your Address Today!**

2015/2016 Budget



The Board of Directors is currently creating the 2015/2016 budget. Please watch your mail for the finalized budget, which will be sent out to all homeowners in mid-April.



April 2015 Annual Meeting & Election

Ballots will be sent to all homeowners to be completed and returned to PCM. Please take a few moments to complete the Ballot and return it in the envelope provided. The Board of Directors strongly urges **ALL** homeowners to vote! Please help the Association achieve a successful Annual Meeting and reduce Association costs by sending in your Ballot right away. As always, your participation is appreciated.

Next Board Meeting

Monday, March 16, 2015

7:00pm At Winchester Pizza Factory

30676 Benton Road In Winchester

Meeting location was incorrect in the February newsletter!



Come Have A Slice Of Pizza With The Board!



**11860 Pierce Street, Suite 100
Riverside, CA 92505**

949-580-2028

After-hours Emergencies

949-465-2214

Billing Questions

949-465-2451

Automated Billing Line

COMMUNITY MANAGER

Clint Taylor, ext 2846

Direct Phone: 951-359-2846

ctaylor@pcminternet.com

ASSOCIATE MANAGER

Linda Keefer, x2842

Direct Phone: 951-359-2842

lkeefer@pcminternet.com

SECURITY PATROL

BAS Security - 760-297-0227

BOARD OF DIRECTORS

Hany Mansour, President

Brenda George, Vice President

Dylan Kennedy, Treasurer

Jacqueline Miller, Secretary

Vacant, Member At Large



Got Weeds?



Weeds are troublesome and unappealing when they appear in the cracks of your walkway, sidewalk or driveway. Please remove the weeds in your yard on a regular basis. This will really will help to improve the look of your home and our community.

Question?

If you have a question concerning your homeowner assessment account, contact PCM's Billing Department at 949-465-2214. A PCM representative will be happy to assist you. To report a common area maintenance issue, contact Clint Taylor at PCM.

Your Garage May Not Be Used Solely For Storage Purposes & Must Be Able To Accommodate Your Automobiles.



Please Park Your Vehicle In Your Garage!



**From The Northstar Ranch
Board Of Directors!**