






# Griffith Place at Northstar Ranch

[www.northstarranchhoa.com](http://www.northstarranchhoa.com)

July 2015 Newsletter

## Reducing Outdoor Watering Costs

Due to the ongoing and severe water shortage in California, all Northstar Ranch residents are encouraged to conserve water whenever possible. There are several ways you can reduce your outdoor watering by 50%:

-  **Cut the number of days you water in half or cut the time you water in half.**
-  **Only use half of your outdoor water budget.**
-  **Follow the outdoor water-saving tips provided by the EMWD.**

Every month, you are allotted a number of billing units for your outdoor use in your EMWD bill. That outdoor budget is based on your property's irrigated area and daily weather information. For example, a 3000 square foot irrigated area in May would typically receive about 15 billing units. Cutting your outdoor irrigation by 50% means only using 7-8 billing units of that 15-billing unit outdoor use water budget. Keep in mind that outdoor budgets change every month due to weather conditions. Your EMWD billing statement provides a 3-month forecast of upcoming budgets. For more information on reading your billing statement, please contact Clint Taylor at PCM. PLEASE NOTE: Under EMWD's Stage 4 drought response, the Tier 3 (Excessive) water use category is eliminated so all water used in excess of water budgets will be charged at the highest, Tier 4 (wasteful) water use rate. In addition, all outdoor water budgets are reduced 10%. For more information on EMWD's drought status, visit [www.emwd.org](http://www.emwd.org).

## Empty Lot Proposed Construction

The Board of Directors would like to notify all Northstar residents that the owner of the vacant land located next to our community is proposing to build a gas station, which may affect our property values. If you would like further information and updates regarding this proposed construction, please send an email to Larry Markingham at [lrn@markingham.com](mailto:lrn@markingham.com) and ask to be placed on the Airport Village mailing list.

## Community Pool Party

Thank you to all residents who attended the community pool party at the end of May. It was a great success and everyone enjoyed themselves. There was lots of food, fun and laughter. We also had many raffle winners.. .congratulations! If you missed it, plan to come next year!

## Social Events

The Board of Directors would like to get input from our homeowners about what type of future social events you would like to see at Northstar Ranch such as a movie night at the pool, a community yard sale, or end-of-summer ice cream party...? If you have an idea for a fun community event, please email your idea to our PCM Community Manager, Clint Taylor at [clint.taylor@associa.us](mailto:clint.taylor@associa.us). We could use your input!

**Thank You For Doing Your Part To**



## Sticky Situation!



Taping notices or flyers on the anywhere in the community is prohibited. The tape leaves an unsightly, sticky residue that is difficult to remove. The responsible Owner will be charged for repair when damage is caused.



**Personal Fireworks  
Are Prohibited In Murrieta!**

Plan to enjoy the fireworks at one of the many displays in our area. If you see anyone in our community using fireworks, contact the Murrieta PD at 951-304-2677 right away.

**Next Board Meeting  
Monday, July 20, 2015**

7:00pm At Winchester Pizza Factory  
30676 Benton Road In Winchester  
Agendas are posted at the pool bulletin board.



**Come Have A Slice Of Pizza With The Board!**

Your dog must be on a leash at all times in the common area. Always pick up after your dog.



Thank you for being a responsible pet owner & courteous neighbor.



PCM Will Be Closed  
Friday, July 3, 2015.  
Call 949-580-2028 For After-Hours  
Common Area Emergencies.



**POOL RULES**

- No lifeguard is on duty.
- No private parties can be held.
- Lock the pool gates securely.
- Children under 14 years of age must be accompanied by an adult.
- Guests must be accompanied by a resident.
- No rough or disorderly conduct, loud music, disruptive behavior or foul language.
- No glass or breakable containers.
- No diving, running, horseplay, roller skating, scooters, skateboarding, or bicycles.
- No pets in the pool or pool area.

**Enjoy!**



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  
951-359-2846 - [clint.taylor@associa.us](mailto:clint.taylor@associa.us)

**ASSOCIATE MANAGER:** Linda Keefer  
951-359-2842 - [linda.keefe@associa.us](mailto:linda.keefe@associa.us)

**SECURITY PATROL**  
BAS Security - 760-297-0227

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