

NOVEMBER 2015

SUN RANCH

www.sunranchhoa.org

Professionally Managed by Keystone Pacific Property Management, Inc. - 41593 Winchester Road, Suite 113, Temecula, CA. 92590



GET IN THE SPIRIT OF THE HOLIDAYS WITH THE SUN RANCH ANNUAL HOLIDAY LIGHTING CONTEST



It's time to catch the holiday spirit and have some fun decorating your home for the Annual Decorating Contest. Homeowners will be judged on creativity and overall presentation. Prizes will be awarded for first, second and third place. Start planning now and help bring some holiday magic to the Sun Ranch Community.

- Decorating should take place before December 12, 2015.
- Judging will take place at 6:30 P.M. on Saturday, December 19, 2015, make sure your lights are on!
- 1st Place will receive a \$200.00 Target gift card, 2nd Place will receive a \$150.00 Target gift card and 3rd Place will receive a \$75.00 Target gift card. Be creative and have fun!

Winners will be announced at the next Homeowners Association Meeting.

Homeowners must be in good standing; current in assessments and no open CC&R violations in order to participate in the Annual Home Decorating Contest.

If you have any questions, please contact management at (951) 491-6862 or email jalegria@keystonepacific.com.

GOING SOLAR?

Existing law prohibits Associations from having rules in the CC&Rs that prohibit installation of solar energy systems with a few exceptions, set forth in Civil Code Section 714. However, the current law does allow Associations to require homeowners installing solar to submit an architectural application, in the same manner as any other architectural modification.

Sun Ranch is a solar friendly community and commends homeowners' efforts to "go green." With that said, the Association would also like to remind homeowners that are going solar to submit for architectural approval. Typically, most solar companies are happy to assist with the architectural submittal process. If you have questions about the process or need an architectural application, please email jalegria@keystonepacific.com.

BOARD OF DIRECTORS:

President: Bob LaChase
Vice-President: Vacant
Secretary: Keri Rogelet
Treasurer: Paul McCaughey
Member at Large: Enrique Casillas

NEXT BOARD MEETING:

November 19, 2015
7:00 P.M.
Menifee Valley Chamber of Commerce
29737 New Hub Drive, Ste. 102
Menifee, CA

IMPORTANT NUMBERS:

ASSOCIATION MANAGER:

Jennifer Alegria
Phone: 951-491-6862
Emergency After Hours: 951-491-6866
Fax: 951-491-6864
jalegria@keystonepacific.co

COMMON AREA ISSUES:

Alyssa Ripperger
Phone: 951-491-6866 ext. 636
aripperger@keystonepacific.com

BILLING QUESTIONS/ADDRESS CHANGES/ WEBSITE LOGIN:

Phone: 951-491-6866
customer-care@keystonepacific.com

ARCHITECTURAL DESK:

Phone: 951-491-6866 ext. 636
Temecula.architectural@keystonepacific.com

INSURANCE BROKER:

La Barre-Oksnee Insurance
949-588-0711 ext. 226



NOVEMBER 2015 REMINDERS

Keystone Pacific will be closed on Thursday, November 26th and Friday, November 27th. 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 Pick-Up Day - Friday
Please remove trash cans from the common areas after this day.

Next Board Meeting - Monday, November 19, 2015 @ 7PM
Location: Menifee Chamber of Commerce
29737 New Hub Dr. Ste. 102, Menifee CA

A MEMBERS RIGHT TO PRIVACY

California Civil Code allows a member to request to be removed from the membership list to prevent release of their private contact information to a member requesting the membership list. In order to opt-out of the membership list, you must notify the Association **in writing**. If you choose to opt-out of sharing your name, property address, email address and mailing address under the membership list, the opt-out designation shall remain in effect until changed by you, by written notification to management. If you wish to opt-out, please complete the Opt-Out Form on our website at: <http://www.kppm.com/forms/opt-out.php>.

PROPERTY MAINTENANCE

The purpose of rules regarding property maintenance is to help the Association set a standard for how properties should be maintained. This helps keep up property values which benefits all homeowners.

With this said, the Association would like to point out some of the common maintenance items that homeowners may receive a letter for:

- **Painting shutters, trim, garage door and front door.** If you plan repainting with the same paint scheme, no architectural approval is needed. If you are not sure what your original paint scheme was or plan on making any modifications to your paint scheme you **MUST** obtain **PRIOR** architectural approval.
- **Weeds in the planters, driveway cracks or turf.** Keep in mind that if you turn down your irrigation on your lawn to conserve water, you may find that weeds still grow. Weeds require far less water than turf and as your turf turns brown, the tall, green weeds tend to stand out. We recommend monitoring your turf and spraying and pulling weeds as necessary.
- **Maintenance of side yards.** On occasion, side yards are neglected and with good reason, most of us do not walk by our side yards on a daily basis like we do the front yards. If you have a corner lot, please take a look at your side yard and see if it looks as good as your front yard. If you are not sure whether the side yard is your property to maintain, feel free to contact Management at 951-491-6862 to get clarification.
- **Dead trees or trees that had no leaves this summer.** Lets face it, some of the trees planted in the yard when you purchased the property did not survive... perhaps some were hanging on and the snow last winter was the last straw. Either way, its time to remove any of your trees that do not have leaves on them.
- **Low hanging trees.** Interestingly enough, we have a lot of mature trees in the community that have thrived. However, some of these trees are hanging a little too low over the sidewalk and are ready to be pruned. If you have a tree that is less than 8 feet above the sidewalk, please make arrangements to have it trimmed.
- **Trash cans should be taken in after trash day and stored behind your gate.** This is pretty self explanatory. Please find a spot to store your trash cans behind your gate.
- **Stored Vehicles.** We have lots of cars in the community that are being left on the street or in the driveway for weeks at a time. If your car is not being driven, it needs to be stored within a closed garage.

We appreciate your efforts to maintain your property and abide by community's maintenance standards!