

FEBRUARY 2016

SUN RANCH

www.SunRanchhoa.org



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

HOLIDAY DECORATING CONTEST

The Sun Ranch Homeowner's Association would like to congratulate the following winners of the 2015 Annual Holiday Decorating Contest, that took place on December 19th, 2015, and thank everyone that participated in this years contest.

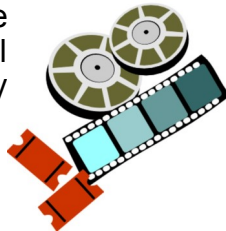
1st Place - 25643 Cedar River Drive "Great use of all available space with cohesive design of commercial and hand crafted decorations with lights both in pattern and solid lighting. Decorations were present on all house levels."

2nd Place - 25847 Boulder Rock "Beautiful combination of music/lights, inflatable, and hand crafted decorations."

3rd Place - 25655 Cedar River Drive "Cohesive design of clean elegance with music and house lights."

FAMILY MOVIE NIGHT IN THE PARK

Please save the date for our community's first ever, Family Movie Night on Friday, May 20, 2016. Details for the event, including the movie that will be shown, will be announced in the April 2016 newsletter. Stay tuned!



PROPOSED IMPROVEMENTS TO THE PLAYGROUND

The Association is considering improvements to the community park located on Turfwood Street. The improvements include the installation of a shade cover over the play equipment, rubberized playground surfacing and the installation of two (2) barbecues.

The Association is not proposing to increase dues for this project, however, it would be a material upgrade requiring Membership approval via ballots, similar to the election of the Board. We are not at this stage yet, but the Association is trying to get the word out to solicit feedback as we collect bids for the proposed improvements. Please stop by and take a look and share your feedback by emailing jalegria@keystonepacific.com. Any comments received will be shared with the Board.

BOARD OF DIRECTORS:

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

NEXT BOARD MEETING:

March 14, 2016

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.com

COMMON AREA ISSUES:

Alyssa Ripperger
Phone: 951-491-7362
aripperger@keystonepacific.com

BILLING QUESTIONS/ADDRESS CHANGES/ WEBSITE LOGIN:

Phone: 951-491-6866
customercare@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

SHERIFF DEPARTMENT

Perris Non-Emergency Dispatch
951-776-1099
951-210-1000

FEBRUARY 2016 REMINDERS

Keystone Pacific Closed in Observance of President's day on Monday, February 15th.

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.

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>.

Are you ready for El Nino?

They are expecting heavy rain fall over the next several months. Are you ready? Here are some tips on how to prepare:

- Clean all rain gutters thoroughly, ensure your irrigation is draining away from your home structure, and have the contact number handy of a reliable contractor, should you need help securing your property.
- Check drains in your yards before, during and after heavy rainfall to make sure that they are draining properly. Often times, storm water will carry debris and sediment that can block drain holes or clog drain hole covers. If you have bare dirt areas be sure to take steps to prevent erosion, and fill in any holes to avoid them filling with rainwater and becoming stagnant.
- Form an evacuation plan. While a flood might not be likely, it is better to be safe than sorry. All families should have an evacuation plan for any unplanned emergencies, including floods, fires and earthquakes.
- The City of Menifee fire station keeps a stockpile of sandbags on hand. Each resident can get up to 10 bags to fill. Residents should bring their own shovel. Self-serve sandbag stations are open 7AM to 7PM at Fire Station 76 located at 29950 Menifee Rd.
- Prepare a cache of emergency supplies. This includes keeping food, fresh batteries, flashlights and portable radios in good working order. If your area is prone to flooding, keep a steady supply of plywood, plastic sheeting, straw wattles and sandbags handy.
- While on the roads, drive slow, use your headlights and remember that 12-18 inches of moving water can sweep away a vehicle.

By following these steps and other tips you may find on the internet, as well as keeping up to date on the latest weather watches and warnings, you and your family can be prepared! Remember, flooding can happen quickly, stay safe!

COMMUNITY REMINDERS

- ⇒ **Keep The Sheriff Department's number handy and report suspicion activity. A stolen car was abandoned on Balsam Fir Circle on January 6th. Perris Dispatch: 951-776-1099 or 951-210-1000**
- ⇒ **Holiday Decorations Reminder...** We hope everyone has removed their decorations by now, but if not, please make plans to do so ASAP to avoid violation letters and/or fines.
- ⇒ **Yard Maintenance...** Please make sure that you are removing weeds from your turf, planters and side yards.