

OCTOBER 2016

SUN RANCH

www.SunRanchhoa.org

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

SEEKING VOLUNTEERS

The Association is seeking volunteers to assist with architectural review, compliance inspections, planning social events like movie nights and to assist with collecting ballots for the proposed tot lot shade cover. If you are interested in joining a committee, please email jalegria@keystonepacific.com.

HOLIDAY LIGHTING CONTEST

Are you ready to have some fun decorating your home for the community's Annual Decorating Contest? Start planning now and help bring some holiday magic to the Sun Ranch Community. Be creative and have fun!

- Decorating is permitted from December 3rd to January 8th.
- Judging will take place at 6:30 P.M. on December 19, 2016, make sure your lights are on!
- 1st Place will receive a \$200.00 Walmart gift card, 2nd Place will receive a \$150.00 Walmart gift card and 3rd Place will receive a \$75.00 Walmart gift card.

Homeowners must be in good standing; current in assessments and cannot have any open CC&R violations in order to participate in the contest.

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:

- **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.
- **Dirt Yards.** We understand that water conservation is important. However, dirt yards are not attractive. If your goal is to cut back on irrigation, there are lots of alternative drought tolerant landscaping options. Please remember to obtain approval prior to making exterior modifications.
- **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 and bring them in the night of trash pick up.

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

BOARD OF DIRECTORS:

Bob LaChase
Keri Rogelet
Paul McCaughey
Enrique Casillas
Monica Carnathan

NEXT BOARD MEETING:

November 21, 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: 949-833-2600
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

INSURANCE BROKER:

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

SHERIFFS DEPARTMENT

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



Columbus Day

Observed the second Monday of October

In Observation of Columbus Day, Keystone Pacific Will Be Closed Monday, October 10, 2016. 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.



Letters from the Association...

During the last few months, there has been an increase in the number of property violations relating to landscape and the general maintenance of homes.

The Association has a duty under the Covenants, Conditions, and Restrictions to see that all properties are maintained in such a manner as to protect the value, desirability and attractiveness of Sun Ranch Community. To make sure you are aware of the violation procedure, we will outline the process:

- Management conducts inspections of homes twice a month while driving through the neighborhood, and homeowners are sent notices to correct the problem. Letters are sent directly to homeowners, the Association does not send violation notices to renters.
- If the problem is not corrected, the homeowner receives a first notice, then finally a hearing notice, inviting them to the next board meeting to discuss the violation in private.
- After the hearing meeting, the Board determines if the violation has been corrected, if the homeowner needs an extension due to a hardship, or if the homeowner will receive a fine.
- The homeowner will receive a written ruling in the mail. If a fine is issued, the initial amount is \$100, which may continue double at each hearing until the property is in compliance.

Water restrictions and excessive heat have caused damage to a large number of yards. Keep in mind that weeds must be removed and dead plant material/lawns must be properly trimmed. Any area that is dead or patchy should be covered to prevent erosion. If you plan to reduce the amount of grass in your landscape, the Board will accept drought resistant materials such as plants, bark, rock, etc., provided it is integrated with shrubs, trees, flowers, and real or artificial lawn. Before making changes, an Architectural Application must be submitted and approved as to ensure the harmony of the design.

Please take some time to assess your “curb appeal” and help keep the Sun Ranch community an attractive place to live.