

JUNE 2017



SUN RANCH

www.SunRanchhoa.org



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

ATTENTION ALL HOMEOWNER'S – TOT LOT VANDALISM

On Behalf of the Sun Ranch Board, Management would like to bring to the Sun Ranch Community Homeowners attention, recent acts of vandalism to the Tot Lot at the Community Park on Turfwood Street. The Sun Ranch Board of Directors and Management would like to request your assistance in the apprehending the person(s) responsible for defacing and damaging the Association's Tot Lot & Bulletin Board.

It was reported on April 25, 2017 that the Tot Lot had been vandalized. It appeared that a person(s) used a sharp object to gouge the plastic, causing sharp pieces that could cause bodily harm. At this time a request has been made to the Association vendor to tape off the slide until repairs can be made. Repairs were made within a couple of days of the initial incident. Unfortunately, the slide was vandalized once again on May 3, 2017. This time they decided to graffiti the slide with green spray paint and profanity. The Community Bulletin Board was also vandalized and the plexi-glass will need to be replaced.

The vandalism has been reported to the Menifee Police Department, which will hopefully increase the police presence in the community. It is likely that the vandalers/culprits reside within the community. The Sun Ranch Board is requesting the assistance of the homeowners to help stop this vandalism in the community. It is terrible to see such deliberate acts of vandalism to property with no regards or respect for property. Homeowner dues are currently being used to remove foul and obscene graffiti on play equipment and gouges from the slides that have been purposely placed to do harm to a child. This needs to stop and homeowners need to get involved and help apprehend these vandalers.

Pictures of the damage and needed repairs will be posted on the Association's website. Homeowners are responsible for their family and friend's actions within the community. All costs incurred in graffiti removal will be transferred to the individuals, or their parents, if found to be a child of a homeowner in the community. Taggers will be arrested and prosecuted to the full extent of the law. If you see anyone tagging within the community, please write down the date, time and any description of the taggers for the police and report it to tkammes@keystonepacific.com at Keystone Pacific Property Management.

Sun Ranch is a beautiful community, let's work together to keep it a beautiful and safe for place to live!

BOARD OF DIRECTORS:

Bob LaChase
Keri Rogelet
Paul McCaughey
Enrique Casillas
Monica Carnathan

NEXT BOARD MEETING:

Date to be Determined
Menifee Valley Chamber of Commerce
29737 New Hub Drive, Ste. 102
Menifee, CA

IMPORTANT NUMBERS:

ASSOCIATION MANAGER:

Terry Kammes
Phone: 951-491-7748
Emergency After Hours: 949-833-2600
Fax: 951-491-6864
tkammes@keystonepacific.com

COMMON AREA ISSUES:

Amber Effinger
Phone: 951-491-7362
aeffinger@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

951-210-1000



For after-hours association maintenance issues, please call 951-491-6866 to be connected with the emergency service line. Please call 9-1-1 for life-threatening emergencies.

Father's Day – Sunday, June 18th

EXTERIOR PAINTING REMINDER – For those homeowners that received exterior painting letters from the Association, the deadline to complete your exterior painting is June 1, 2017. If you have completed your exterior painting, please email tkammes@keystonepacific.com so this can be inspected and closed.

Thank you!

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>.

COMMUNITY REMINDERS

- **Motorhomes, RVs, Boats, Trailers and any other type of Recreation Vehicle:** *There has been an increasing number of recreational vehicles parked within the community. Sun Ranch does not permit recreational vehicles of ANY kind to be kept within the association's property. Loading and unloading are only allowed for a maximum of 72 hours prior to departure and after return.*
- **Big rigs, large commercial vehicles and trailers:** *Big rigs and multi-axle vehicle parking are not allowed anywhere within Sun City limits per Riverside County Regulations. If you see a violation, please report the date, time, license number, and any identifiable marks to tkammes@keystonepacific.com immediately for enforcement by the Association or Riverside County.*
- **Architectural Changes:** *Please be sure to submit an architectural application prior to making exterior changes for approval. If exterior changes are made without approval you may be requested to remove them at your cost.*
- **Stored Vehicles:** *Vehicles that are non-operational and unregistered are not permitted to be parked on the street or stored in your driveway, if you have a non-operational vehicle it needs to be stored in your garage or removed from the community. Management will be contacting code enforcement and reporting any non-registered or non-operational vehicles to Code Enforcement.*



On Behalf of the Sun Ranch Board of Directors and Management we wish all Dad's a Happy Fathers Day!



ANNUAL ELECTION REMINDER

The Annual Election is September 2017. If you are interested in serving on the Board, please fill out the enclosed Candidacy Statement when you receive it with the your statement and return it to Terry Kammes at Keystone Pacific via mail or by email at: tkammes@keystonepacific.com

**APPLICATION FOR CANDIDACY
FOR THE BOARD OF DIRECTORS**

Dear Homeowner:

The Annual Election will be held in September 2017. If you are interested in serving on the Board, please complete this application and return it to KEYSTONE PACIFIC PROPERTY MANAGEMENT, LLC at the office address displayed below by **5:00 PM on Lwpg'52.'4237**.

Please type in the information requested below.

NAME: _____

(Please note: Be sure to complete and return verification information on page 2 of this application)

**Candidacy statement needs to be kept to one page.*

WHY WOULD YOU LIKE TO SERVE AS A BOARD MEMBER?

WHAT IS YOUR BACKGROUND?

WHAT IS YOUR VISION FOR THE COMMUNITY?

WHAT WOULD YOU LIKE TO ACCOMPLISH DURING YOUR TERM OF OFFICE?

(Per Civil Code, this form will be sent with the election materials, as submitted)

**APPLICATION FOR CANDIDACY
FOR THE BOARD OF DIRECTORS**

HOMEOWNER VERIFICATION INFORMATION

NAME: _____

ADDRESS: _____

WORK PHONE NUMBER: _____

HOME PHONE NUMBER: _____

CELL PHONE NUMBER: _____

E-MAIL ADDRESS: _____