

FEBRUARY 2017



SUN RANCH

www.SunRanchhoa.org



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

HOLIDAY DECORATION CONTEST WINNERS

The Sun Ranch Homeowner's Association would like to congratulate the following winners of the Annual Holiday Decorating Contest, that took place on December 19, 2016 and thank everyone that participated in this years contest for their holiday spirit.

1st Place - 25643 Cedar Drive

2nd Place - 25655 Cedar Drive

3rd Place - 25914 Lazy Cloud

Consolation Prize – 25808 Boulder Rock PL

The Association looks forward to next year's contest!!!

RETURNING MANAGER.....TERRY KAMMES

I would like to take this opportunity to let all the Sun Ranch

Residents know that I look forward to working with all of you again. Please do not hesitate to contact me for any questions you may have at tkammes@keystonepacific.com.

IMPORTANT SECURITY REMINDERS

Please remember to:

- Always lock your vehicles when parked on the street or driveway.
- Never leave valuables in plain sight.
- Lock the door leading from the garage into your home and lock your vehicles even when parked in the garage.
- Keep your garage door closed when not in use.
- Always lock windows and doors, even if you step out for only a few minutes.



BOARD OF DIRECTORS:

Bob LaChase
Keri Rogelet
Paul McCaughey
Enrique Casillas
Monica Carnathan

NEXT BOARD MEETING:

Tentatively -March 20, 2017
7:00 P.M.

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:

Gina Privitt
Phone: 951-491-7362
gprivitt@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



In Observation of Presidents Day, Keystone Pacific Will Be Closed Monday, February 20, 2017.

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.



Happy Presidents Day!
&

Happy Valentines Day!



WE ARE HERE TO ASSIST YOU

If you happen to notice anything that needs immediate attention (for example: violations, common area landscape issues, or general concerns), please feel free to report your findings to Management. This will assist us with keeping the Sun Ranch Community a safe, clean, and beautiful place to live. You are welcome to submit your concerns via email to tkames@keystonepacific.com

MAKING ANY CHANGES?

DON'T FORGET TO OBTAIN APPROVAL FIRST!

Our governing documents require that the Association approve all proposed architectural changes before any work is started. The importance of this requirement cannot be overstated when you consider the reason for such a restriction. Membership in a community association requires compliance to pre-existing conditions and regulations. One of the biggest advantages of these conditions is the protection of our property values. The value of your home is directly related to the condition, appearances and aesthetics of our community as a whole. By regulating the kind and types of architectural changes that can be done, our Association is better able to maintain our property values. Getting our Association to approve all proposed architectural changes is not just a good idea to protect your investment, *it is a requirement!* If you have any questions, please do not hesitate to contact your Association Manager.

TRASH BINS

Trash bins are only to be placed out 24 hours before, and 24 hours after, collection day. On the other days they are to be stored from public view, either behind your side gate or in the enclosed garage. They are not to be stored in any location that they can be viewed from the public. Anyone to be found in violation of this and the Governing Documents will be subject to hearings and fines per the Association's Enforcement & Fine Policy.

RECREATION VEHICLES

Please be reminded of the 72 hour parking rule. RVs should be parked for loading and unloading purposes only.