

MAY 2017



SUN RANCH

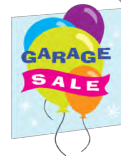


www.SunRanchhoa.org

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



ANNUAL COMMUNITY GARAGE SALE



Are your closets overflowing? Boxes crowding your garage? Well, you're in luck.....

The Sun Ranch Community Annual yard sale will be held on Saturday, May 13, 2017 from 7 AM until 2 PM. You do not need to sign up for this event. To join in, simply place your items in your yard or on your driveway and get ready to make some money!!

The yard sale will be advertised in the local Menifee 24/7 a week before the event, and signs will be posted in the community. Don't forget to tell your friends!

As a reminder, individual garage sales are not permitted outside the community garage sale.

BOARD OF DIRECTORS:

Bob LaChase
Keri Rogelet
Paul McCaughey
Enrique Casillas
Monica Carnathan

NEXT BOARD MEETING:

May 18, 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:

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

A Mother...

*When you're a child she walks before you,
To set an example.*

*When you're a teenager she walks behind you,
To be there should you need her.*

*When you're an adult she walks beside you,
So that as two friends you can enjoy life together.*



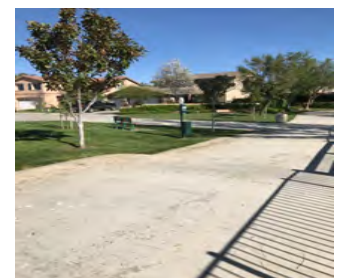
Author Unknown

On Behalf of the Sun Ranch Board of Directors and Management we wish all moms a Happy Mothers Day!

NEW DOG STATIONS AT THE SUN RANCH COMMUNITY PARK

At the March 13, 2017 Board Meeting the Board of Directors approved to install (3) three dog stations at the community park. The Board decided to have the stations installed for the numerous homeowner's that walk their dogs in the community park. Please take advantage of the dog stations and be a responsible homeowner and pick up after your pets and dispose of the bags in the trash bins located on the stations.

Thank you



- **Keystone Pacific will be closed in observance of Memorial Day – Monday, May 29, 2017.**

For after-hours association maintenance issues, please call 949-833-2600 to be connected with the emergency service line.

SUN RANCH BOARD MEETING
MAY 18, 2017
7:00 P.M.
29737 NEW HUB DR. STE. 102,
MENIFEE, CA



ACH PAYMENT OPTION AVAILABLE

Save time and money and never miss a payment again! Sign up to have your assessment payments automatically debited from your checking or savings account. Please call Customer Care at 951-491-6866 or send an e-mail to customercare@keystonepacific.com to request an ACH application.



SPRING HAS SPRUNG AND SO HAVE THE WEEDS!

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, street cracks and turf.

Upon driving through the community, it has been noted that we have a lots of weeds popping up. Please take a look at your property and address any maintenance concerns you notice. Before the weather gets too warm, take some time this weekend to spray weeds in your planters or the ones that pop up in the cracks of your driveway, remove any trees or shrubs that died last winter, remove tree stakes on mature trees, and put down a little mulch to freshen up your landscaping. It looks nice and it helps retain moisture in the soil so your plants require less water.

Dirt Yards. We understand that water conservation is important. However, dirt yards are not attractive and not acceptable landscaping. 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.

BEWARE OF SNAKES



Due to the warmer weather and the time of year there have been many reports of snake activity. Unfortunately, when it is reported in the news it is usually because it is a rattlesnake that has bitten a child or family pet. So please take caution when walking outdoors. Be sure to keep your pets on a leash and stay on paved walkways only. You are more likely to encounter a rattlesnake when you leave paved areas. Since a lot of the reports have been of the bites being fatal to family pets, you may want to contact your local Veterinarian and obtain an anti-venom vaccine. Obtain one for each pet in the family, and carry with you at all times while outdoors, since there have been reports of more than one pet being bitten at the same time. As the use of anti-venom vaccine immediately following a bite may buy you the precious time needed to get your pet to the Veterinarian before they succumb to the bite.