

FEBRUARY 2018



SUN RANCH

www.SunRanchhoa.org



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



HOLIDAY DECORATING CONTEST WINNERS!

Thank you to everyone who participated by decorating this year, the community looked so festive, it was a true joy to see! Congratulations to the following homes, winners of our Annual Holiday Decorating Contest:

- 1st Place:** 25847 Boulder Rock Pl. – \$200.00
2nd Place: 25914 Lazy Cloud Way – \$150.00
3rd Place: 25665 Cedar River Ct. – \$75.00

BOARD OF DIRECTORS:

Bob LaChase
Keri Rogelet
Paul McCaughey
Enrique Casillas
Monica Carnathan

NEXT BOARD MEETING:

DATE: MARCH 19, 2018
Menifee Valley Chamber of Commerce
29737 New Hub Drive, Ste. 201
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: 951-491-7361
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

COMMUNITY EVENTS

Are you interested in more Community Events such as :



Movie in the Park
Spring Easter Event
Community Garage Sale



The Sun Ranch Board of Directors would like to hear from the Community!

- I am interested in Community Events
- I am not interested in Community Events

Please email management tkammes@keystonepacific.com with your interest or check box and tear off. Mail responses to Keystone Pacific Property Management, LLC. 41593 Winchester Rd. Ste. 113. Temecula, CA. 92590.

Please note, the Offices of Keystone Pacific will be closed in observance of the President's Day Holiday, Monday, February 19, 2018

Keystone Pacific After – Hours Service Line –
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 PRESIDENT'S DAY!



IS YOUR CONTACT INFORMATION CURRENT?



Periodically, it is necessary for Management to contact individual homeowners for emergencies. It is much faster for Management to send an email or make a phone call rather than send out correspondence by snail mail. In some cases, Management has expired or invalid information on file. Email and phone calls are also significantly less expensive. To update your Contact information, please contact management or log onto www.keystonepacific.com.

LETTERS FROM THE ASSOCIATION

As homeowners, you may receive a letter from the Association requesting that you repair an item on your property or correct a CC&R Violation. Here are some tips to help you deal with these friendly reminders!

- Don't get upset! No one likes to get these letters, but remember a courtesy letter is just that, a courtesy. From time to time, a friendly reminder is sent to you letting you know that an item needs to be addressed.
- Correct violations before they happen. Put away your trash can or mow your lawn weekly! Keep your neighborhood looking good.

Don't ignore the Association's request! Homeowners are sent a courtesy note, if the violation continues, then a first letter giving a time frame to correct the violation is sent. If a homeowner still does not correct the violation, they will be called to a hearing before the Board! Correct violations immediately or call Management to discuss.

♥ **HAPPY**
Valentine's
DAY ♥

SUGGESTIONS TO HELP SHOW OUR COMMUNITY LOVE

- Drive 15MPH and carefully through the Community, and remind your guests to do the same.
- Always keep your dogs on a leash, and pick up after them every time.
- Read the newsletter every month to keep up on what's happening in the Association.
- Don't make changes to the exterior of your home until you have received architectural approval.
- Report any problems with the common area as soon as you spot them.
- Be a courteous neighbor and remember that noise travels in your close community.

