

MAY 2018



SUN RANCH

www.SunRanchhoa.org



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



*Mothers hold their children's hands
for a short while,
but their hearts forever –*

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 19, 2018 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:

DATE: MAY 23, 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:

Becky Nguyen
Phone: 951-491-7362
bnguyen@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



UPCOMING MOVIE NIGHT!

Get ready Sun Ranch, we are going to have some FUN this summer! The Board has a movie night, please mark your calendars for the following date:



Saturday, June 23rd

A family friendly movie will be shown, and popcorn will be provided. Please remember to bring a blanket or chairs to sit on. Movie choices will be announced as the date draw closer. It's showtime!

Keystone Pacific will be closed on Monday, May 28th in observance of Memorial Day.

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.



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.



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.*



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.