

JUNE 2018

SUN RANCH

www.SunRanchhoa.org



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

Happy
Father's
Day

A truly rich man is one whose
children run into his arms
when his hands
are empty.

~Author Unknown

ANNUAL MEETING AND ELECTION REMINDER

The Annual Meeting/Election will be held in September. The purpose of the election will be to elect five (5) members to the Board. The three (3) candidates receiving the highest number of votes will serve a two (2) year term, and the two (2) candidates receiving the next highest number of votes will serve a one (1) year term. If you are interested in serving on the Board, please fill out the enclosed Candidacy Statement when you receive it with the your June statement and return it to Terry Kammes at Keystone Pacific via mail or by email at: tkammes@keystonepacific.com.



BOARD OF DIRECTORS:

Bob LaChase
Keri Rogelet
Paul McCaughey
Enrique Casillas
Monica Carnathan

NEXT BOARD MEETING:

DATE: TBD
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 approved 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 draws closer. It's showtime!

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.

BE SURE TO SCOOP!

Please be kind to your
neighbors and be sure to pick
up after your furry family
members.



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.

BOARD OF DIRECTOR DUTIES

Our Board of Directors is charged with maintaining, preserving and enhancing the common assets of our association. In order to perform those duties our Board depends upon the advice and counsel of experts in various fields of community association management: our management company, attorneys, landscapers, insurance specialists, etc.

When making decisions regarding our community, the Board is expected to consider all the facts and factors involved in the issue and make the best business decision possible. Sometimes those decisions may not appear to be in the best interests of all of the owners, however if each owner understood all of the underlying issues that go into making the decision, they would understand that the board's choice of action is usually the most practical and well thought out.

In addition to dealing with insurance, maintenance, financial and contractual decisions, the board must also balance their positions on the board with their role as a Homeowner. If assessments are increased that means they are increased for them also. If rules are enacted, that means they have to obey them, too. Being a Board Member does not grant one immunity from the responsibilities of living in an association. In fact, serving on the board reflects just how seriously they take that responsibility. So, please keep in mind that our board members are actually doing "double-duty" for our community: they serve as Board Member and neighbor...and they deserve a heartfelt "thank you" for all of their contributions to our community!

SUMMER VACATION

Now that the summer season is here, many of you will be going on vacation. As a precaution, it's a good idea to let your trusted neighbors know where you will be and how to reach you in case of an emergency.

Be sure to stop your newspaper and mail service while you are away or make arrangements to have a neighbor to take the paper for you. You can simply go on-line at www.usps.com or visit the local post office to have your mail placed on hold.

Don't forget to have someone remove any flyers and/or ads from your door or driveway. These are good indicators for thieves that no one is home.

Another good tip is to use a variable timer for lights, so your home doesn't appear empty for an extend period of time.

Be sure to check all appliances to make sure they are turned off properly. Securely lock all windows and doors.

If you are flying, be sure to park all vehicles inside of the garage.



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

Dear Homeowner:

The Annual Election will be held in September 2018. 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.'4238**.

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)

Page 1 of 2

Professionally Managed by: Keystone Pacific Property Management, LLC
41593 Winchester Road, Suite 113 · Temecula, CA 92590
Tel (951) 491-6866 · Fax (951) 491-6864 · www.keystonepacific.com

**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: _____