

AUGUST 2018

SUN RANCH

www.SunRanchhoa.org



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



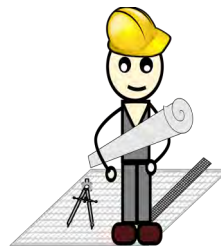
Happiness is a butterfly, which when pursued, is always just beyond your grasp, but which, if you will sit down quietly, may alight upon you.
~**Nathaniel Hawthorne**

ANNUAL MEETING AND ELECTION REMINDER

The Annual Meeting/Election will be held in September 19, 2018. The purpose of the election will be to elect five (5) members to 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.

ARCHITECTURAL APPLICATION PROCESS!

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.



REPORTING STREET LIGHT ISSUES



The street lights in the Sun Ranch Community are maintained by Southern California Edison. If you notice any street lights flickering or completely out, please report it to Southern California Edison at www.sce.com or 1-800-655-4555.

Edison will request the pole number or the closest address to the pole in order to easily identify it, and typically have repairs completed in 3-5 days.

BOARD OF DIRECTORS:

Bob LaChase
Keri Rogelet
Paul McCaughey
Enrique Casillas
Monica Carnathan

NEXT BOARD MEETING:

DATE: September 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:

Becky Nguyen
Phone: 951-491-7362
bnguyen@keystonepacific.com

BILLING QUESTIONS/ ADDRESS CHANGES/WEBSITE LOGIN:

Phone: 951-491-6866
customer-care@keystonepacific.com

INSURANCE BROKER:

La Barre-Oksnee Insurance
949-588-0711 ext. 226



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.

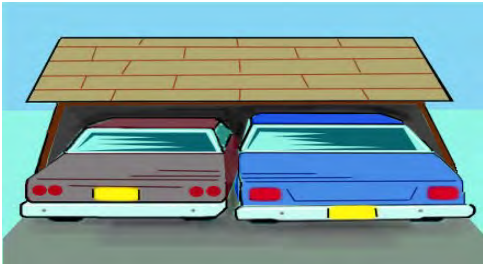


PAYMENT UPDATE:

Effective immediately, your account number and where
to send your assessment payment has changed.
To avoid any delays in processing your
assessment payments, please update your records.
Your new 10 digit account number can be found in your
billing statement. The new
payment address will be:

**File 1958, 1801 W. Olympic Blvd.
Pasadena, CA 91199-1958.**

If you have any questions or concerns, please call 949-
833-2600.



DRIVEWAY AND GARAGE PARKING

The Board would like to remind all homeowners and their
tenants, that every effort should be made to park inside your
garages and on the driveway. Garages are meant for vehicle
parking and not for storage. It would also be appreciated for
residents to park in front of your own lot and avoid parking in
front of your neighbors home.

SIDE YARD EASEMENT MAINTENANCE

These are the side yards that extend along the corner houses in our community. **Please note: these are not Association common area, and therefore are not maintained by the landscapers.** These are homeowner responsibility. Please make sure you are maintaining your side yard easement if you have one. They should be free of weeds, ground cover should be trimmed back off the curb/street, and trees should be properly maintained and stakes removed as needed.

ADDRESS NUMBERS

Please take a moment to make sure that your address number is not covered
up by any decorative flags, light fixtures or landscaping such as ivy or shrubs.
It is a good idea to have your address numbers readily visible should any
emergency vehicles (fire, ambulance or police) need to locate your house in an
emergency. Seconds can count!



RENTING YOUR HOME?

If your home is a rental, please be sure to provide your tenants
with a copy of the rules. If they are not in compliance, YOU, as
the homeowner, will receive the letters and fines, not your tenants!