

OCTOBER 2018

# SUN RANCH

www.SunRanchhoa.org



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

## GET READY FOR THE SUN RANCH COMMUNITY FIRST WINTER EVENT!

*The Winter Event will be held on  
Saturday, December 8th.  
Save the date!*

*More details will be provided as date  
gets closer.*



### Halloween Safety Tips



It was once common for people to leave food out on a table as a treat for spirits believed to be about on Halloween. In England, people went house-to-house souling; that is, asking for small breads called soul cakes in exchange for prayers. In some areas of the United Kingdom and Ireland, people went mumming (parading in masks) on many holidays, including Halloween. Groups of masked adults would go door-to-door asking for food and drink in return for a performance or song. Dressing in costume and asking for food or money was done in England on Guy Fawkes Day (November 5). Certain measures can help prevent accidents while trick-or-treating:

- A child can wear a light-colored costume or one with reflecting tape sewn on so they can be easily seen by drivers.
- The costume should be made of a material that does not burn easily.
- Because masks can block vision, many parents of small children should use face makeup instead.
- Children should visit only homes in their own neighborhood.
- Younger trick-or-treaters should be accompanied by an adult.

### BOARD OF DIRECTORS:

Bob LaChase  
Keri Rogelet  
Paul McCaughey  
Enrique Casillas  
Monica Carnathan

### NEXT BOARD MEETING:

DATE: November 21, 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



### Annual Election

We did not achieve quorum at the September 19, 2018 Annual Election. If you have not submitted your Ballot, please do so that quorum may be achieved.

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.

## **INOPERABLE/STORED/RECREATIONAL VEHICLES**

It appears that there have been numerous vehicles being parked in the community that are considered stored or inoperable and have not moved in quite some time. Please ensure your vehicle is not stored, registration is current and inoperable vehicles are not being left parked on the street. If vehicles appear to be stored, Management will be contacting Code Enforcement during routine inspections report any vehicle that appears stored or inoperable, as well as any trailers, RV's and Boats in the community for longer than 72 hours.

## **SAFETY TIPS**

We would like to remind homeowners of a few safety tips seeing that there has been a recent criminal activity in the area.

Change your factory set garage door opener code, thieves can drive neighborhoods with common Openers looking for doors that they are able to open.

Change alarm codes often and when you have to distribute a spare key, make it to a specific (differently keyed) door in case a key is lost you'll just have to replace one lock.

Trim shrubs/trees away from home address so the numbers are visible.

Keep the exterior of your home well lit. Make sure your car doors are locked at night and your garage doors are completely closed. Do not leave valuables in your car.

## **ONLINE SERVICES**

To receive electronic notifications, you will need to first ensure that are you are set up on the KPPM Connection website.

The KPPM Connection is an online tool that offers enhanced homeowner services. Using the portal, you can:

- Pay your monthly assessments
- Receive news and/or updates pertaining to the community
- Submit maintenance requests.
- Obtain information on submitting Architectural Applications