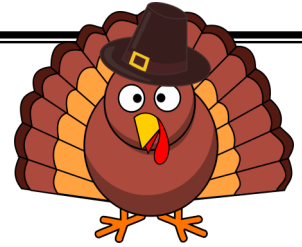


NOVEMBER 2018

SUN RANCH

www.SunRanchhoa.org



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

SUN RANCH COMMUNITY ASSOCIATION WINTER CELEBRATION!



*Saturday, December 8th
2:00 PM to 4:00 PM
At the Community Park*

Visits with Santa – Cookie Decorating – Crafts –
Train rides – Light refreshments
Family fun!

This event is for the Sun Ranch residents & their families, ONLY!
Please NO pets or glass in the park. Don't forget a camera to
capture your child's special moment with Santa.

* If you wish to, please bring an unwrapped toy to donate
to the Spark of Love Foundation



2019 BUDGET

The Sun Ranch Board of Directors is happy to announce that the Budget for 2019 was approved on September 19, 2018. Since the Association is well funded, the dues will remain the same at \$48.00 per month with a one month abatement for the month of January 2019. Each owner will receive a complete copy of the 2019 budget in the mail before the year end. Included in the Budget Mailer is Important information regarding the Sun Ranch Community Association. Please take the time to read. Thank you!



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
October 11, 2018 Adjourned Annual
Election. If you have not
submitted your
Ballot, please do so that quorum
may be achieved.

- Keystone Pacific will be closed in observance of the **Thanksgiving Holiday** on Thursday, November 22nd and Friday, November 23rd.
- 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.



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.



GET IN THE SPIRIT OF THE HOLIDAYS WITH THE SUN RANCH ANNUAL HOLIDAY LIGHTING CONTEST

It's time to catch the holiday spirit and have some fun decorating your home for the Annual Decorating Contest. Homeowners will be judged on creativity and overall presentation. Prizes will be awarded for first, second and third place. Start planning now and help bring some holiday magic to the Sun Ranch Community.

- Decorating should take place before December 19, 2018.
- Judging will take place at 6:30 P.M. on Saturday, December 18, 2018, make sure your lights are on!
- 1st Place will receive a \$200.00 Target gift card, 2nd Place will receive a \$150.00 Target gift card and 3rd Place will receive a \$75.00 Target gift card. Be creative and have fun!

Winners will be announced at the next Homeowners Association January Board Meeting.

Homeowners must be in good standing; current in assessments and no open CC&R violations in order to participate in the Annual Home Decorating Contest.

IT IS TIME TO FALL BACK ON NOVEMBER 4th, 2018



Ever feel like there is not enough hours in a day?

After months of daylight savings time, we will gain an hour or so it may momentarily seem, as we set our clocks back one hour on November 4th. Although cell phones usually update automatically, most clocks may require manual adjusting. Avoid being the first person at your upcoming party, do not skip a beat in your routine and remember to set your clock back one hour.