

FEBRUARY 2019

SUN RANCH

www.SunRanchhoa.org



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



HOLIDAY DECORATING CONTEST WINNERS!

Thank you to everyone who participated by decorating this year, the community looked so festive, it was a true joy to see! Congratulations to the following homes, winners of our Annual Holiday Decorating Contest:

1st Place Winner! 25847 Boulder Rock Pl. – \$200.00



2nd Place Winner! 25914 Lazy Cloud Way- \$150.00



3rd Place Winner ! 25571 Cedar River Ct. – \$75.00



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

Happy 
Valentine's Day!

Keystone Pacific Closed in
Observance of President's Day -
Monday, February 18, 2019.



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.

TRAILERS & RECREATIONAL VEHICLES REMINDER

Trailers and Recreational vehicles are not
permitted to be park on the community streets
more than 24 hours for loading and unloading
purposes only.

PAYMENT REMINDER

Payments sent to the **previous PO Box number will no
longer** be forwarded to Keystone Pacific and will be
returned back to the sender.

Please ensure you are sending payments to:

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

This will not effect ACH payments but if you set up an
autopay through your bank, please ensure your bank
has the updated
address as well.

TAKING PRIDE IN THE COMMUNITY

A short drive around Menifee will quickly illustrate the differences in purchasing a home in an HOA vs.

purchasing a home that is not part of an HOA. While a majority of homeowners want to maintain their home and protect their assets, what individuals consider the property level of maintenance can differ greatly.

The Association helps maintain property values in the community by ensuring that homeowners maintain their properties. When the Association identifies an issue, a compliance notice is sent as a means of communicating that attention is needed.

It's common for homeowners to look at their own property and think, "My yard (or paint) is not as bad as my neighbors." However, this is a slippery slope and is really not the standard that is going to benefit the community. The Association would like to encourage homeowners to take pride in the community by doing simple things like spraying weeds, fertilizing plants, regularly mowing the lawn, putting away your basketball standard when not in use and bringing in the trash cans in after trash pick up. These small things really make a world of difference!

SUGGESTIONS TO HELP SHOW OUR COMMUNITY LOVE

- Drive 15MPH and carefully through the Community, and remind your guests to do the same.
- Always keep your dogs on a leash, and pick up after them every time.
- Read the newsletter every month to keep up on what's happening in the Association.
- Don't make changes to the exterior of your home until you have received architectural approval.
- Report any problems with the common area as soon as you spot them.

