

July 2020

# Sun Ranch

[www.sunranchhoa.org](http://www.sunranchhoa.org)



## Independence Day/Summer Parties Reminder

Having a summer or 4th of July party? Please remember to follow the rules and regulations and keep the **noise level down**. Be courteous to your neighbors during this holiday. Do not leave any debris in the streets. Just a reminder: firecrackers, bottle rockets, cherry bombs and other devices that explode, move along the ground, or travel through the air are banned throughout the State of California. There is no safe or legal area to possess, sell or discharge these types of dangerous fireworks anywhere in the state.

Have a SAFE and SANE 4th of July!

## GENERAL MAINTENANCE



Summer is here and warm weather returns! Now is the time to take a close look at the exterior of your home. Home repairs and general maintenance that has been put off all winter can now take place.

Please take a look at your property and address any maintenance concerns you notice. Take some time this weekend to spray weeds in your planters or the ones that pop up in the cracks of your driveway, remove any trees or shrubs that died last winter and put down a little mulch to freshen up your landscaping. It looks nice and it helps retain moisture in the soil so your plants require less water.

If the paint on your trim, shutters or garage door has faded please paint or touch it up, if the stucco is stained, wash it or restore it.

If you have a question about how to tackle a big project like painting or installing drought tolerant landscaping, please contact Management or attend a Board meeting. We will walk you through the architectural review process and help you get your project underway.



### BOARD OF DIRECTORS:

**President:** Enrique Casillas  
**Vice-President:** Paul McCaughey  
**Treasurer:** Monica Carnathan  
**Secretary:** Bob Lachase  
**Member-at-Large:** Vacant

**Next Board Meeting: To be Determined**

*The final agenda will be posted at the community bulletin board. You may also obtain a copy of the agenda by contacting management at (951) 382-4017*

### IMPORTANT NUMBERS:

#### ASSOCIATION MANAGER:

Kristina Thomas  
Phone (951) 382-4017  
[kthomas@keystonepacific.com](mailto:kthomas@keystonepacific.com)  
**Emergency After Hours:**  
**(949) 833-2600**

#### COMMON AREA ISSUES:

Associate Manager  
Vanessa Samson  
Phone: (951) 375-3446  
[vsamson@keystonepacific.com](mailto:vsamson@keystonepacific.com)

#### BILLING QUESTIONS/ ADDRESS CHANGES/ WEBSITE LOGIN:

Phone: (949) 833-2600



Managed by Keystone  
41593 Winchester Road, Suite 113  
Temecula, CA 92590



## JULY 2020 REMINDERS

- Keystone is Closed for Independence Day (observed) - Friday, July 3rd
- 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.
- Trash Pick-Up Day - Friday  
Please remove trash cans from the common areas after this day.
- HAPPY 4TH OF JULY!!!



### SIGN UP FOR THE ACH PROGRAM

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 949-833-2600 or send an e-mail to [ach@keystonepacific.com](mailto:ach@keystonepacific.com) to request an ACH application.



### **Keystone Offering Curbside Pick-up for Key Fobs & Transponders!**

#### **Before heading over to our office:**

Fill out the request form, turn it in to your Associate Community Manager, and make an appointment for Curbside Pick-up.

#### **At your appointment:**

Look for a parking space near the front of our office marked with the Curbside Pick-up Sign. After you've parked, call the number on the sign and let us know you've arrived. Your Associate Community Manager will come out shortly with your new key fob or transponder.

#### **Staying Safe**

We're focused on keeping our customers and team members safe by using social distancing, wearing masks and gloves, and performing temperature checks.

#### **Questions?**

### PARKING

**Everyone should be utilizing their garages and driveways to park their vehicles.** When parking on the street, do your best to park in front of your own home instead of your neighbor's. This is a common courtesy, not an official rule, but it is a nice gesture to show your neighbors you care—or just a way not to get them upset, however you choose to look at it! Do unto others as you'd have done unto you—be nice and avoid parking in front of someone else's home.

### 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!