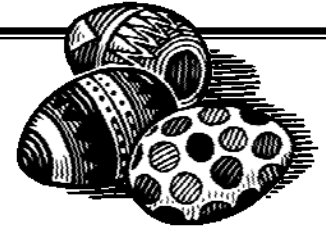


April 2015

ELM PARK

www.elmpark.org



Professionally Managed by Keystone Pacific Property Management, Inc. - 16775 Von Karman, Ste. 100, Irvine, CA 92606

APRIL 15, 2015 ANNUAL MEETING AND ELECTION **SEND IN YOUR BALLOT TODAY!**

- Fill out the Ballot – vote for your choice of Directors.
 - Place the Ballot in the plain white envelope.
 - Place the plain white envelope in the manila envelope.
 - Write your name and address on the upper left hand corner and **SIGN YOUR NAME** under your address. The signature is required for your ballot to be considered valid.
 - The manila envelope has been addressed and postage is paid.
 - Mail it back to Keystone Pacific Property Management, Inc. as soon as possible to help the Association achieve quorum!
- Your vote counts to be an impact in your community, take a moment and be part of the process.



KEYSTONE PACIFIC'S NO LONGER ACCEPTING CASH

Effective April 1, 2015, Keystone Pacific will no longer be accepting cash payments for transponders, gate openers, key fees or key fobs. Your purchase will be posted to your account and you will need to remit payment for this item along with your monthly assessment. If you are enrolled in our ACH program, you will be asked to sign a letter authorizing us to include this amount with your next ACH debit. If you pay your assessments on-line, please remember to include this amount along with your next payment.

KEYSTONE PACIFIC'S NEW WEBSITE COMING SOON!

We are excited to announce the upcoming release of our new website www.keystonepacific.com. Using the website; owners can login to The KPPM Connection, submit a maintenance service request form, and much more. Our new responsive website will host a variety of articles on our blog as well as provide user-friendly tools to contact your management team. We are looking forward to providing a new, modern website for our homeowners and board members.

BOARD OF DIRECTORS:

President: Rafael Trujillo
Vice-President: Veronica Jimenez
Treasurer: Getachew Kiros
Secretary: Darlene Henderson
Member-at-Large: VACANT

NEXT BOARD MEETING:

DATE: Wednesday, April 15, 2015

Time: 6:30 P.M.

Location: Fire Station 203

1550 N. Ayala, Rialto 92376

The final agenda will be posted at the pool. You may also obtain a copy of the agenda by contacting management at 949-838-3227.

IMPORTANT NUMBERS:

ASSOCIATION MANAGER:

Kaylin Porritt

Phone: 949-838-3227

kporritt@keystonepacific.com

Emergency After Hours: 949-833-2600

Fax: 949-833-0919

COMMON AREA ISSUES:

Jeanette Mendoza

Phone: 949-838-3264

jmendoza@keystonepacific.com

BILLING QUESTIONS/ ADDRESS CHANGES/ WEBSITE LOGIN:

Phone: 949-833-2600

customer@keystonepacific.com

ARCHITECTURAL DESK:

Phone: 949-838-3239

architectural@keystonepacific.com

INSURANCE BROKER:

LaBarre/Oksnee

30 Enterprise

Aliso Viejo, CA 92656

949-588-0711 or 800-698-0711

949-215-9815-Fax

POOL KEYS & POOL TAGS:

Phone: 949-838-3264

April 2015 REMINDERS

- 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 - Wednesday
Please remove trash cans from the common areas after this day.
- Wednesday, April 15th - Board Meeting @ 6:30 P.M.
Location: Fire Station 203, 1550 N, Ayala Dr. Rialto, CA. 92376



A MEMBERS RIGHT TO PRIVACY

California Civil Code allows a member to request to be removed from the membership list to prevent release of their private contact information to a member requesting the membership list. In order to opt-out of the membership list, you must notify the Association **in writing**. If you choose to opt-out of sharing your name, property address, email address and mailing address under the membership list, the opt-out designation shall remain in effect until changed by you, by written notification to management. If you wish to opt-out, please complete the Opt-Out Form on our website at: <http://www.kppm.com/forms/opt-out.php>.

WELCOME SPRING!

- Reminder that weeds grow quicker than flowers so take some time and remove all weeds.
 - Fill in empty pots or any bare planter beds with flowers or other plant materials.
 - Mow and edge the lawn.
 - Trim any shrubs or trees that are overgrown.
 - Remove or replace any plant materials that have died or deteriorated to an unsightly or unattractive condition.
 - Check the irrigation system and adjust it if needed.
 - Sweep any landscaping debris from your lawn, driveways and rain gutters.
- Maintain your curb appeal with a little spring color and keep Elm Park looking beautiful.

CLEANING GARAGE DOORS

As spring approaches please remember to clean your garage doors of dust, dirt and spider webs. It is a simple task to use your hose and just spray down the garage door every few months especially after the winter winds and rains.

NEWSPAPERS AND ADVERTISING FLYERS

The Board would also like to remind homeowners to check the front porch and drive way areas for advertising flyers and newspapers that are delivered, and to pick them up and throw them away. When they are left out and not thrown away it makes our community look messy and appears as if no one is home. Often the papers are blown all over the surrounding units and leave the community looking untidy. The landscapers try to pick up a lot of the trash but they are not always on the property to clean up the trash. Your co-operation is greatly appreciated.



TENANTS IN THE COMMUNITY

If you are currently renting out your home, please remember that your tenants and their actions are your responsibility. Please remind your tenants of the provisions of the Association's governing documents. It is a good idea to give them a copy of the CC&Rs, Rules and Regulations and perhaps a copy of the monthly newsletter. Please be advised that homeowners can be subject to fines, according to the Association's Violation Policy, for the actions of their tenants and/or guests.