

December 2015

# ELM PARK

www.elmpark.org



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

## HOLIDAY DECORATIONS

Per the Elm Park Rules and Regulations, Section 3.10, Holiday decorations are permitted 14 days before and 14 days after the holiday, with the exception of Christmas type decorations which are permitted from Thanksgiving until January 15th. Please remember that decorations are limited to your Lot and shall not be placed in, or across, the Common Area or across other Lots.



## WHEN'S THE BOARD MEETING?

The Elm Park Association, Board of Director's Meeting is scheduled every quarter, on the third Wednesday, starting January 20, 2016. Agendas will be posted at the bulletin board at the pool at least 4 days in advance. Please stop by and review the agenda to get important information regarding your community.

## TRASH CAN STORAGE

All trash cans need to be stored out of common area view or neighboring lots when not on the curb for trash pick up. Trash cans are to be set out, no more than, 12 hours before pickup and stored, no more than, 12 hours after pickup.

## 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.



## **BOARD OF DIRECTORS:**

**President:** VACANT

**Vice-President:** Veronica Jimenez

**Treasurer:** Getachew Kiro

**Secretary:** Carlos Fuentes

**Member-at-Large:** Eric Efueng

## **NEXT BOARD MEETING:**

**DATE:** Wednesday, January 20, 2016

**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:**

**Scott Stubbs**

Phone: 949-838-3254

sstubbs@keystonepacific.com

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

Phone: 949-833-2600

customercare@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

## December 2015 REMINDERS

- **Keystone Pacific Closed in Observance of the Holiday Season -**
  - \* Christmas Eve - Thursday, December 24th
  - \* Christmas Day - Friday, December 25th
  - \* New Year's Eve - Thursday, December 31st

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, January 20th - Board Meeting @ 6:30 P.M.**  
Location: Fire Station 203, 1550 N, Ayala Dr. Rialto, CA. 92376



### SIGN UP FOR COMMUNITY E-NEWS

Sign up to receive news and updates pertaining to our community association via email.

To sign up, please register from the "Account Notifications" page once you have logged into The KPPM Connection at [www.kppmconnection.com](http://www.kppmconnection.com).

### 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 [customercare@keystonepacific.com](mailto:customercare@keystonepacific.com) to request an ACH application.

### CHRISTMAS TREE RECYCLING

The City of Rialto would like to remind the community that Christmas trees can easily be recycled after the holiday season. Simply remove all ornaments, tinsel and tree stands and put the tree out on the curb, on your regular trash pick up day. The trees will be picked up during the two weeks following the holiday for recycling. Also if your tree is taller than 6 feet, you must cut it in half to allow for easy pick up. Flocked trees or trees coated with fire retardant will also be picked up but cannot be recycled. If you have any questions or concerns about Christmas tree recycling, please contact Burrtec at 909-877-1596 or [www.burrtec.com](http://www.burrtec.com).

#### **Holiday trash schedule as follows:**

Christmas Day, Friday – December 25, 2015  
Friday service will be delayed by one day.

New Years Day, Friday – January 1, 2016  
Friday service will be delayed by one day.



### SANTA ANA WINDS

This is the time of the year that we experience Santa Ana winds. Anyone who has lived in Southern California can attest, that these winds can be quite powerful and, when you add in our location, the power of these winds pose a significant threat to people or property.

With this information in mind, the Board would like to remind everyone that all homeowner trees planted in your yards need to be trimmed away from the homes. Please also remove all dead branches and any trees that are in poor condition.

Over the next few weeks, Management will begin inspecting the Association for trees that are touching the buildings and sending out reminder letters to the homeowners who need to trim their trees.



**APPLICATION FOR CANDIDACY  
FOR THE BOARD OF DIRECTORS**

Dear Homeowner:

The Annual Election will be held in March 2016. If you are interested in serving on the Board, please complete this application and return it to KEYSTONE PACIFIC PROPERTY MANAGEMENT, INC. at the office address displayed below. The deadline to submit is on **February 22, 2016**.

*Please type in the information requested below.*

NAME: \_\_\_\_\_

*(Please note: Be sure to complete and return verification information on page 2 of this application)*

*\*Candidacy statement needs to be kept to one page.*

WHY WOULD YOU LIKE TO SERVE AS A BOARD MEMBER?

WHAT IS YOUR BACKGROUND?

WHAT IS YOUR VISION FOR THE COMMUNITY?

WHAT WOULD YOU LIKE TO ACCOMPLISH DURING YOUR TERM OF OFFICE?

*(Per Civil Code, this form will be sent with the election materials, as submitted)*

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**Professionally Managed by: Keystone Pacific Property Management, Inc.**  
16775 Von Karman Avenue, Suite 100 · Irvine, CA 92606-4960  
Tel (949) 833-2600 · Fax (949) 833-0919 · [www.keystonepacific.com](http://www.keystonepacific.com)

**APPLICATION FOR CANDIDACY  
FOR THE BOARD OF DIRECTORS**

HOMEOWNER VERIFICATION INFORMATION

NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

WORK PHONE NUMBER: \_\_\_\_\_

HOME PHONE NUMBER: \_\_\_\_\_

CELL PHONE NUMBER: \_\_\_\_\_

E-MAIL ADDRESS: \_\_\_\_\_