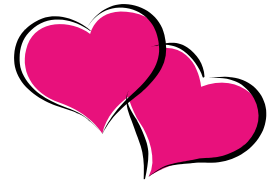


February 2016

# ELM PARK

www.elmpark.org

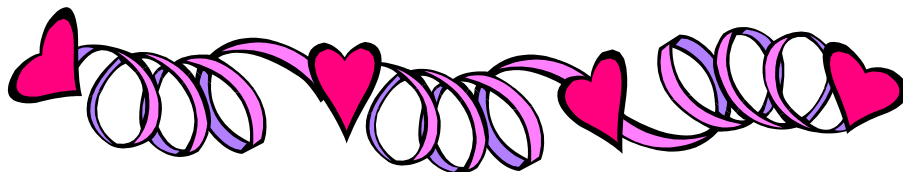


Professionally Managed by Keystone Pacific Property Management, Inc. - 16775 Von Karman, Ste. 100, Irvine, CA 92606

## EL NINO SAFETY TIPS – ARE YOU PREPARED?

If El Nino rainfall predictions are correct, this winter could be the answer to drought-relief prayers. While there is a chance precipitations will only be moderate, there is also the possibility of powerful, drenching rainstorms that can quickly create trouble on many fronts. Preparing your house now can be your best bet against an unpredictable season.

- ◆ Fix your leaks before it rains. The recent dry heat may have caused wood structures to shrink and to open up expansion joints, possibly creating leak points. Call your roofer to check for trouble spots and repair any old leaks. Most roof leaks occur at metal flashing connection points, so make sure the flashing is free of debris.
- ◆ Clean out your gutters and downspouts, and then clean them again.
- ◆ Paint the exterior wood trim of your home. Cracks in paint can carry water directly into the wood and promote dry rot and termite invasion.
- ◆ Examine your window glazing compound. The persistent hot, dry weather may have caused the glazing compound to shrink and pull away from the glass panes. Loosened panes can allow rain penetration. Check and re-caulk as needed.
- ◆ Store emergency repair materials (sandbags, heavy plastic sheeting) in a safe dry place.



## TRASH CAN STORAGE

Trash pick up is on Wednesday, which means the trash cans may be put on the curb on Tuesday evening and put away, behind your gate on Wednesday evening. When trash cans are left on the street after trash day, it looks awful and takes up street parking when the trash cans are on the street.

### **BOARD OF DIRECTORS:**

**President:** VACANT  
**Vice-President:** Veronica Jimenez  
**Treasurer:** Getachew Kiros  
**Secretary:** Carlos Fuentes  
**Member-at-Large:** Eric Efuengtu

### **NEXT BOARD MEETING:**

**DATE:** Wednesday, April 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:**

**Gloria Vizzini**  
Phone: 949-838-3277  
gvizzini@keystonepacific.com

*Emergency After Hours: 949-833-2600*  
Fax: 949-833-0919

#### **COMMON AREA ISSUES:**

**Harmony Chavez**  
Phone: 949-838-3254  
hchavez@keystonepacific.com

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

Phone: 949-833-2600  
customercare@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: 949-838-3254



## February 2016 REMINDERS

- Keystone Pacific Closed in Observance of President's Day - Monday, February 15th

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 - Wednesdays  
Trash receptacles must be removed from curbside and/or the front of the home on the same day that the trash is picked up. Please store your trash cans out of view from the street in a timely manner after trash pick up.
- Next Board Meeting Date:  
Wednesday , April 20, 2016 - Board Meeting @ 6:30 P.M.  
Location: Fire Station 203  
1550 N. Ayala, Rialto

### 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.

### 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).

### GATE ACCESS

Reminder that homeowners and tenants need to have a transponder to enter the gates on Baseline or Cactus. There are no homeowner codes to punch in to open the gates due to safety concerns. If you need to purchase a new transponder, you may contact Management at 949-838-3227.



### COMMUNITY GUIDELINES

The Elm Park Board members, elected by the community, serve to uphold the CC&R's (Covenants, Conditions & Restrictions) and community adopted guidelines. Each homeowner and resident should stay familiar with these guidelines. Our property management company, Keystone Pacific Property Management, Inc., is available at anytime to clarify any of your questions or concerns.

- Obey posted speed limits.
- No fire lane parking.
- Be a responsible pet owner and pick up after your pet.
- Keep your yard mowed, edged and pull weeds in the planters.
- Know where your gas & water shut off valves are located, in case of emergency.

### SAFETY TIPS

- Please pick up any newspaper or flyers left on your driveway in a timely manner. When newspapers collect it appears as if no one is home.
- Trim trees and shrubs near the entrance to your home to eliminate potential hiding spots.
- Invest in motion detector lights to activate when someone approaches the perimeter of your home.
- Keep your garage door closed.
- Lock your vehicles and do not leave any valuables in your vehicle.
- Report any suspicious activity immediately to the Rialto Police Department at 909-820-2550.
- In case of emergency contact 911!