

March 2016

ELM PARK

www.elmpark.org

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

APRIL 20, 2016 ANNUAL 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!

SECURITY UPDATES

Security is a necessary evil at Elm Park. The Board of Directors is committed to protecting the safety of the homes and homeowners. That is why you will be asked to show your pool tag in the summer months and why security will be immediately instructed to call the police for any suspected trespassing within the community.

Please keep a watchful eye for anyone you notice who is not an Elm Park resident. Text any suspicious activity **directly to the Rialto Police Department**, text RIALTO and your tip to 847411 (tip411), call the Rialto PD 909-820-2550 or email Lieutenant Kathy Thompson at kthompson@rialtopd.com Let's keep the community safe for all residents!

JANUARY 20, 2016 - BOARD MEETING HIGHLIGHTS

- Approval of the minutes and architectural report.
- Acceptance of the September, October and November financial statements.
- Approved the record date/election date/inspector of elections and ballot custodian.
- Approval to rollover a maturing Reserve CD.
- Approval of the Delinquency Policy Resolution.
- Reseated the Board.
- Approval of the pool light proposal.
- Denied the additional security cameras, and patrol proposal.
- Delinquent accounts – placed liens.

BOARD OF DIRECTORS:

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

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:
Kaylin Porritt
Phone: 949-838-3227
kporritt@keystonepacific.com

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

COMMON AREA ISSUES:

Hever Hernandez
Phone: 949-838-3254
hhernandez@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



March 2016 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 - 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 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

PET ETIQUETTE

All dogs must be leashed when in the common area. Allowing your dog to run free threatens your dog's health, welfare and the happiness it brings to you. Even letting your pet roam without a leash while you are watching them, could result in biting of a pedestrian or being injured by a car. We trust that we can count on you for voluntary compliance with the leash law. We don't like to call animal control, but we will not have a choice if your dog is running free.

Also, please be sure that any dog waste is picked up, bagged up and disposed of properly in a designated trash receptacle. We have noticed dog waste on sidewalks and in the common areas. It is not acceptable for a loving pet owner to leave dog waste for others to pick up or step on.

RECEIVED A VIOLATION LETTER? DON'T PANIC!

The purpose of violation letters is to open the lines of communication and to keep the community looking great and property values at their optimum. Each month, the property manager walks through the entire community looking for common area problems and to monitor areas that may need attention in the near future. Two (2) property inspections are performed and one landscape walk is conducted with Park West Landscaping, the community's landscape vendor. If you receive a letter from the Association and you have questions, need further clarification, or you are in need of additional time to address the problem, please contact your property manager, Kaylin Porritt at Keystone Pacific. The Board is happy to work with you, but first we need to hear from you. If the problem is not addressed and we have not heard from you, then you may be called to a hearing to discuss the matter further.

SOLAR PANELS

All solar panel installations require an approved architectural application to be submitted prior to any work being done on your home. Please provide your solar installation company the architectural guidelines for the Elm Park Community **prior to** signing a contract. Solar panels on the front of the home is not optimum for curb appeal for the community and we kindly request you keep the location of the solar panels to the back of your home.

DAYLIGHT SAVINGS TIME – SPRING FORWARD

Reminder to set your clocks forward before bedtime on Saturday March 12th, as we will spring forward one hour and enjoy an extra hour of sunshine each evening.