

April 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!

Your vote counts and will be an impact in your community, take a moment and be part of the process.

## 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. Letting your pet roam without a leash, even while you are watching them, could result in harm to a pedestrian or injury by a car.

We trust that we can count on you for voluntary compliance with the leash law. The Association does not 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.

Management has 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.

## 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 wash down your garage door every few months especially after the winter winds and rains.

Management has noticed there are also several garage doors that need to be painted. If yours is one of them please take the time to paint it so the community continues to look nice and new.



## **BOARD OF DIRECTORS:**

**President:** VACANT

**Vice-President:** Veronica Jimenez

**Treasurer:** Getachew Kiros

**Secretary:** Carlos Fuentes

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

## **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:**

Associate

Phone: 949-838-3254

### **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: 949-838-3254

## April 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



### 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.

### NEWSPAPERS AND ADVERTISING FLYERS

The Board would also like to remind homeowners to check the front porch and driveway 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 the community look messy and appears as if no one is home. The papers often are blown all over the surrounding units and leave the community looking un-tidy. The landscapers try to pick up a lot of the trash but they are not always on the property to clean up. 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.