

March 2017

# ELM PARK

www.elmpark.org

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

## APRIL 19, 2017 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](mailto:kthompson@rialtopd.com) Let's keep the community safe for all residents!



## GATE ACCESS

Reminder that there has been a new Gate System installed and all gate remotes will need to be replaced. Management was on site to hand them out during the month of December. Gate remotes will now be available for pick up at the Ontario office, 3200 E Guasti Rd. Suite 100 Ontario, Ca 91761. Please bring in your old gate remotes and if extras are needed, a check payable to Elm Park Homeowners Association in the amount of \$50.00.

## **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 19, 2017  
**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:**  
**Rebekah Williams**  
Phone: 949-430-5840  
[rwilliams@keystonepacific.com](mailto:rwilliams@keystonepacific.com)

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

## **COMMON AREA ISSUES:**

Jessica Loera  
Phone: 949-833-3254  
[jloera@keystonepacific.com](mailto:jloera@keystonepacific.com)

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

Phone: 949-833-2600  
[customercare@keystonepacific.com](mailto: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 2017 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 19, 2017 - 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

### 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.

### PARKING

Reminder that garages and driveways are to be used to full capacity before parking on the streets. Please be sure to utilize your garage and driveway for vehicles. There has been an increase in cars being parked on the street and walkways/curbs. This is a friendly warning before towing will have to be enforced. We want to keep up the aesthetics of the Elm Park Community!

### DAYLIGHT SAVINGS TIME – SPRING FORWARD

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