

April 2017

ELM PARK

www.elmpark.org



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

GATE ACCESS AND REMOTES

Friendly Reminder that there has been a new Gate System installed and all gate remotes will need to be replaced. We have gotten most of the community switched over to the new gate remotes, but there are still several that have not. In addition to the gate remotes, every homeowner has to be reprogrammed into the directory and this can be done by contacting Management. Management was on site to hand the gate remotes out during the month of December. Gate remotes are now 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.

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: 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

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

COMMON AREA ISSUES:

Jessica Loera
Phone: 949-833-3254
jloera@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

April 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.

Keystone Pacific Closed in Observance of Good Friday - Friday, April 14th

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



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.

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!



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.