

October 2017



# ELM PARK

www.elmpark.org



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

## **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. 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, Lindsey Latham at llatham@keystonepacific.com. The Board is happy to work with you, but first we need to hear from you. If the problem is not addressed you may be called to a hearing to discuss the matter.

## **PARKING REFRESHER**

Many homeowners have expressed their concern with the parking throughout the Elm Park Community. One way to assist in making room for all homeowners is clean out your garage. Please understand that your garage is NOT to be used for storing items. You must be able to park your vehicles in your garage. Take a minute and review the following parking rules.

- No parking in the any fire lanes.
- Park facing the right direction on the street.
- Don't block the sidewalk or neighbors driveway.
- Do not park within 15 feet of the fire hydrants.
- Use your garage for parking your cars, not storage.
- Be considerate of others when parking in the community.

\*\*\*Please be advised that following a warning, you may be subject to having your vehicle towed at the owner's expense.\*\*\*

## **WEEDS & FRONT YARD MAINTENANCE**

All homeowners are responsible for the maintenance of their front yard landscaping. Corner lot homeowners are also responsible for side yard maintenance all the way to the side yard curb. Homeowner landscape maintenance responsibilities include keeping your front yard grass and planters free from weeds. The association is responsible for the parkways.

## **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, October 18, 2017  
**Time:** 6:30 P.M.  
**Location:** Fire Station 203  
1550 N. Ayala,  
Rialto, CA 92376

*The final agenda will be posted at the pool. You may also obtain a copy of the agenda by contacting Management at 949-838-3283.*

## **IMPORTANT NUMBERS:**

### **ASSOCIATION MANAGER:**

**Lindsey Latham**  
llatham@keystonepacific.com  
Phone: 949-838-3283

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

### **COMMON AREA ISSUES:**

**Hannah Rangel**  
hrangel@keystonepacific.com  
Phone: 949-838-3254

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

Phone: 949-833-2600  
customer@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

## October 2017 REMINDERS

- Keystone Pacific Closed in Observance of Columbus Day – Monday, October 9th
- 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 - Wednesday  
Please remove trash cans from the common areas after this day.
- Wednesday, October 18, 2017 - Board Meeting @ 6:15PM  
Location: Fire Station 203  
1500 Ayala, Rialto, Ca. 92376

### 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.



### POOL RESTROOMS

The pool restrooms will be closed throughout the off season due to excessive vandalism. We are working closely with the Rialto Police Department, using the live feed security cameras to apprehend the criminals responsible for the damage to the common areas. If you see anything out of the ordinary, such as trespassers jumping the gates or loitering in the pool or park area, please contact the Rialto Police Department immediately at 909-820-2578. We want to take control of the neighborhood and keep the property values of the Elm Park Community rising.



### HALLOWEEN HI-JINKS

City of Rialto's "Halloween Hi-Jinks" is an annual event that is held in downtown Rialto on Halloween night. The event takes place on Riverside Avenue, between Rialto Avenue and First Street from 5 p.m. to 9:00 p.m. The event is a free family friendly event with a costume contest, guess the weight of the giant pumpkin contest, games, food, and lots of candy. All booth participants are community organizations that provide a safe place for children to "Trick or Treat." For more information about the City of Rialto's "Halloween Hi-Jinks" event, call 909.421.4949.

### 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>.