

July 2018

ELM PARK

www.elmpark.org



Professionally Managed by Keystone Pacific Property Management, LLC - 3155-D Sedona Court, Suite 150, Ontario, CA 91764

NEW PATROL COMPANY!!

Hook Private Security is now servicing Elm Park as your patrol company. Their emergency contact number is 951-850-3776 and is also posted at every entrance of the community. They will be patrolling multiple times per night, and reporting any suspicious activity. Please reach out to Management at (909)297-2554 if there is an issue that you feel should be addressed so that Hook may be made aware of it. As always, if there is a crime in progress, please call Rialto Police at (909)820-2550.



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.

TRASH CAN REMINDERS

Please make sure you are utilizing trash bags in your trash bins to secure any unwanted debris from flying around the community. Also store your trash cans off the street and behind your gates after pick up to prevent the empty bins from blowing away. Keeping your trash cans in view of the common area is a CC&R violation. Trash cans must be behind your gate, not in front of your gate.

SOLAR PANELS? ARTIFICIAL TURF? CONCRETE?

If you are installing solar panels, artificial turf, concrete in the front or backyard or planning ANY front or backyard exterior improvements, you **must** submit an architectural application **prior to** any installation. We are here to help if you have questions during the process.

BOARD OF DIRECTORS:

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

NEXT BOARD MEETING:

DATE: Wednesday,
July 20, 2018
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 909-297-2554.

IMPORTANT NUMBERS:

ASSOCIATION MANAGER:

Lindsey Latham
llatham@keystonepacific.com
Phone: 909-297-2554

Emergency After Hours:
909-297-2550

COMMON AREA ISSUES:

Hannah Rangel
hrangel@keystonepacific.com
Phone: 909-297-2558

BILLING QUESTIONS/ ADDRESS CHANGES/ WEBSITE LOGIN:

Phone: 909-297-2550
customer@keystonepacific.com

INSURANCE BROKER:

Roy Palacios Insurance Agency
26081 Merit Circle, Suite 101
Laguna Hills, CA. 92653
949.582.0964 – Office
949.582.0655 – Fax

POOL KEYS & POOL TAGS:

Phone: 909-297-2558

July 2018 REMINDERS

- Keystone Pacific Closed in Observance Independence Day - Wednesday, July 4th
- For after-hours association maintenance issues, please call 909-297-2550 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, July 20, 2018 - Board Meeting @ 6:30
Location: Rialto Fire Station 203
1550 N Ayala Dr. Rialto, CA. 92376

PAYMENT UPDATE:

Effective immediately, your account number and where to send your assessment payment has changed.

To avoid and delays in processing your assessment payments, please update your records.

Your new 10 digit account number can be found in your billing statement. The new mailing address will be:

File 1958, 1801 W Olympic Blvd.
Pasadena, CA 91199-1958

If you have any questions or concerns please call 949-833-2600.

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 O'Connell Landscape, 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, 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 and we have not heard from you, then you may be called to a hearing to discuss the matter and possible fines may be assessed.

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.

LOVE YOUR DOG, LEASH YOUR DOG

We love dogs – we really do. That's why the association is committed to enforcing the county leash law on association property. According to the U.S. Humane Society, an unleashed dog has an average life span of less than four years? Allowing your dog to run free threatens your dog's health, welfare, and the happiness it brings to you.

We also love our community. That's another reason the association is committed to enforcing the county leash law – so all residents may enjoy our community.

We trust we can count on you for voluntary compliance with the leash law. We don't like to call animal control, but we won't have any choice if your dog is running free.

