

January 2019

# ELM PARK

www.elmpark.org



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

## **ELM PARK NEEDS YOUR HELP!**

Please spread the word! Our monument sign has been taken from the Cactus gate entry. Elm Park needs your help in getting it back. Do you know where our sign is or where it has ended up? We would like to recover the sign so that the cost does not have to be paid for by the Elm Park Homeowners.

We need your help getting Association property back. All reports will be kept anonymous. Please contact management with any information you feel can help us at 909-297-2559 or sbuel@keystonepacific.com.

Thank you on behalf of the Elm Park Board of Directors.



## **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.

## **HOLIDAY DECORATIONS**

Per the Elm Park Rules and Regulations, Section 3.10, Holiday decorations are permitted 14 days before and 14 days after the holiday, with the exception of Christmas type decorations, which are permitted from Thanksgiving until January 15, 2019. Please remember that decorations are limited to your Lot and shall not be placed in or across the Common Area or across other homeowner's Lots.

### **BOARD OF DIRECTORS:**

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

### **NEXT BOARD MEETING:**

DATE: Wednesday, January 16, 2019  
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:  
Sarah Buel  
sbuel@keystonepacific.com  
Phone: 909-297-2559

### **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  
customercare@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

## January 2019 REMINDERS

- Keystone Pacific Closed in Observance of New Year's - Tuesday, January 1st
- For after-hours association maintenance issues, please call 909-297-2550 to be connected with the emergency service line.
- Trash Pick-Up Day - Wednesday \*\*Please remove trash cans from the common areas after this day\*\*
- Wednesday, January 16, 2019 - Board Meeting @ 6:30pm  
Location: Rialto Fire Station 203  
1550 N Ayala Dr. Rialto, CA. 92376

### POOL TAGS

All residents must have a red pool tag to use the pool. Homeowners that do not have a red pool tag are to contact Management at 909-297-2558 or go on [elmpark.org](http://elmpark.org) to download pool tag form. Replacement red pool tags are available for a cost of \$25.00 for two pool tags per household. Please send the pool tag form with proof of residency and payment to Hannah Rangel at [hrangel@keystonepacific.com](mailto:hrangel@keystonepacific.com).

### LANDSCAPE MAINTENANCE

Please remember that it is each homeowner's responsibility to make sure that the landscaping at their home, looks its very best. Mowing, trimming and weeding should be done on a regular basis. Check the irrigation system for leaks and adjust the timers as needed.

Again, we are asking each homeowner to do their part in keeping the Association looking its very best. Remember, it's not fair to your neighbors if you let your landscaping deteriorate. As a courtesy, if you have a gardener, please remind them to use the correct trash can and do not dispose waste/clippings in your neighbors trash cans. A well-maintained community brings up the value of the homes for everyone!



### SAFETY TIPS

- Please pick up any newspaper or flyers left on your driveway in a timely manner. When newspapers collect it appears as if no one is home.
- Trim trees and shrubs near the entrance to your home to eliminate potential hiding spots.
- Invest in motion detector lights to activate when someone approaches the perimeter of your home.
- Keep your garage door closed.
- Lock your vehicles and do not leave any valuables in your vehicle.
- Report any suspicious activity immediately to the Rialto Police Department at 909-820-2550.
- In case of emergency contact 911!

### ARE YOU DELINQUENT?

The Board and Management would like to remind all members of the Association that not paying your monthly assessments can result in severe monetary penalties including, but not limited to, the Association foreclosing on your property. If you are delinquent please don't ignore it! The Board is willing to work with homeowners that have fallen behind on their assessments.

## APPLICATION FOR CANDIDACY FOR THE BOARD OF DIRECTORS

Dear Homeowner:

The Annual Election will be held in April 2019. If you are interested in serving on the Board, please complete this application and return it to **KEYSTONE PACIFIC PROPERTY MANAGEMENT, LLC** at the office address displayed below, by 5:00 PM on **January 31, 2019**.

*Please type in the information requested below.*

NAME: \_\_\_\_\_

(Note: Be sure to complete and return verification information on page 2 of this application)

*\*Candidacy statement needs to be kept to one page...*

WHY WOULD YOU LIKE TO SERVE AS A BOARD MEMBER?

WHAT IS YOUR BACKGROUND?

WHAT IS YOUR VISION FOR THE COMMUNITY?

WHAT WOULD YOU LIKE TO ACCOMPLISH DURING YOUR TERM OF OFFICE?

(Per Civil Code, this form will be sent with the election materials, as submitted)  
Page 1 of 2

*Proudly Managed By*  
Keystone Pacific Property Management, LLC

16775 Von Karman #100  
Irvine, CA 92606  
(949) 833-2600

30021 Tomas Road #160  
Rancho Santa Margarita, CA 92688  
(949) 833-2600

41593 Winchester Road #113  
Temecula, CA 92590  
(951) 491-6866

3155-D Sedona Court  
Ontario, CA 91764  
(909) 297-2550

**APPLICATION FOR CANDIDACY  
FOR THE BOARD OF DIRECTORS**

HOMEOWNER VERIFICATION INFORMATION

NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

WORK PHONE NUMBER: \_\_\_\_\_

HOME PHONE NUMBER: \_\_\_\_\_

CELL PHONE NUMBER: \_\_\_\_\_

E-MAIL ADDRESS: \_\_\_\_\_

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