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www.sancerrehoa.org

BOARD OF DIRECTORS

Carter Weir

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FROM THE BOARD

Dear Sancerre Neighbors,

A FEW REMINDERS

WHAT IS THE HOMEOWNER'S RESPONSIBILITY?

The Board of Directors noticed that several homes in the community have issues with their address lights and access gates. Here is a quick reminder about the homeowner's responsibility to maintain the following:

-the wooden **Access Gates** within the Project walls. That includes painting it yearly, checking for its functionality and perform necessary repairs or even replacements.

-outside **Light Fixtures**. Please make sure your address light and the house light are working properly.

- **Maintenance** of the Unit. Exterior maintenance includes: shutters, screens, rain gutters, downspouts, address placards, and the interior surface of any project walls.



DON'T FORGET!



Sancerre's Annual
Spring Cleaning Event
March 31 – April 3, 2016

Next Board Meeting **April 25, 2016**
6:30pm NCCC, 6401 San Joaquin Hills Rd.

Check out our website for great information at

www.sancerrehoa.org



CONTACT US

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www.Sancerrehoa.org

IMPORTANT NUMBERS

Common Area Issues:

Nathan Babbitt
949.838.3232
nbabbitt@keystonepacific.com

Billing Questions/Address Change/Website Login:

949.833.2600

Patrol One

949.367.8055
www.patrol-one.com

CR&R Environmental Service

1.800.826.9677
www.crrwasteservices.com

THE RAINY DAYS MAY BE OVER – SOME WAYS TO MAKE YOUR ROOF LEAK-PROOF

Give your roof at least once a year a thorough inspection

Take a ladder and put it up to the side of your house and check for missing or worn shingles. Be extra careful around chimneys, vents, and skylights.

Hire a professional, if necessary

If you don't feel comfortable to perform those roof inspections yourself, you can always hire a roofing specialist. If you need recommendations inquire with the Better Business Bureau. Just make sure the inspector is licensed, bonded, and in good standing with the state's contractor licensing board – check customer references.

Perform basic roof maintenance now

Take time to clean out your gutter and make sure they are still securely fastened to your house. Make sure they are still directing the water off your roof and house during a storm.

Don't forget about your trees

During the heat wave last year, many trees got so dehydrated that their roots came to the surface, looking for water. Those trees are weaker than usual; heavy rain and heavy wind may pull them out of the ground. Furthermore check for trees near your house that might uproot and fall on your roof. Also trim back any tree limbs hanging over your home, so they can't damage the roof or house in any way.

REMODELING OR CHANGING THE LANDSCAPE IN YOUR BACK YARD

The Board is well aware of the fact that the houses are coming of age and that the owners would like to make changes to their house, such as replacing the windows, or changing the landscape in the back yard.

Please remember that an **Architectural Application** for any mayor remodeling is needed. This application is posted on the community website at www.sancerrehoa.org for your convenience.

SIGN UP FOR COMMUNITY E-NEWS

We noticed in a recent community e-mail blast that out of the 144 homes in Sancerre only 63 homes are signed up for the community e-mail blast.

Please take a minute and sign up to receive news and updates pertaining to Sancerre Homeowners Association via e-mail.

To sign up, please register from the "Update My Profile" page once you have logged into your billing account at www.keystonepacific.com.