



Volume 4/ Issue 12

DECEMBER 2016

www.sancerrehoa.org

BOARD OF DIRECTORS

Steve Spriet

Dwight Denham

Robin Shulman

Barbara Laube

Mike Grant

FROM THE BOARD

DID YOU NOTICE ANTS IN THE HOUSE?

These TIPS will be especially helpful this season because the ant populations are bigger this year. The recent rains have softened up the soil and generally provided a more favorable living environment for pests. The nicer the environment, the bigger the families they have!

In Your Home

- Dispose of fallen fruit outside your home, if applicable.
- Clean trash containers and trash areas.
- Use tight fitting trash lids.
- Repair dripping hose connections.
- Dispose of uneaten pet food daily.
- Keep counters and floors free from food crumbs.

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 major remodeling is needed. This application is posted on the community website at www.sancerrehoa.org for your convenience.

FIRE DETECTORS IN YOUR HOME

Remember to change the battery in your fire detectors. There has been a code update that the fire detectors must have a carbon monoxide detector as well.



*Next Board Meeting **JAN 23, 2017**
6:30pm NCCC, 6401 San Joaquin Hills Rd.*



Check out our website for great information at

www.sancerrehoa.org

SPEED LIMIT IN THE COMMUNITY

We are a family oriented community, with a lot of little ones that just start to walk or are in the explorer stage, as well as others that enjoy their bikes in and around the community. Please remember:

The speed limit for all vehicles within the community is 15 miles per hour.

QUIET ENJOYMENT

You have a right to “Quite Enjoyment” of your property. Your neighbors have the same right with respect to their property. Please do not cause any noise, odor, activity, etc., that is a nuisance to each other.

GARAGE DOORS NEED TO BE CLOSED

As per Article IX, Section 12 (f) of the Sancerre CC&R’s Garage Doors. All garage doors shall remain closed at all times, except as reasonably required for entry to and exit from the garage.

KEYSTONE PACIFIC HOLIDAY CLOSURE

Keystone Pacific will be closed on Friday, December 23rd and Monday, December 26th for the Christmas Holiday.

THINKING ABOUT SHORT TERM RENTAL?

Please see what the Sancerre CC&R’s say about Short Term Rental.

Article IX, Use Restrictions, Section 16. Leasing.

No owner shall be permitted to rent or lease his condominium Unit for transient or hotel purposes or for a period of less than 30 days. All rental and lease agreements shall be in writing and shall provide that the terms of such agreement shall be subject in all respects to the provisions of the Association Documents, and that any failure by the tenant or lessee to comply with the terms of such documents shall constitute a default under such agreement. Other than the foregoing, there are no restrictions on the right of an owner to rent or lease his condominium

HOMEOWNERS PLEASE COMMUNICATE WHAT IS HAPPENING IN OUR COMMUNITY WITH YOUR RENTERS!

CONTACT US

Manager:

Darren Mandel
16775 Von Karman, Ste.200
Irvine, CA 92606
949. 838.3267
dmandel@keystonepacific.com
www.Sancerrehoa.org

IMPORTANT NUMBERS

Common Area Issues:

Sherry Ros
949.838.3232
sros@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



SANCERRE AT NEWPORT RIDGE MAINTENANCE ASSOCIATION

Owner Notice Disclosure (Civil Code section 4041)

California law requires Owners in a community association to provide the following information to the association on an annual basis. Please fill out and return this form to the address below no later than **December 31, 2016.**

Owner Name:

- 1. Address or Addresses to which notices from the association are to be delivered:

- 2. Any alternate or secondary address to which notices from the association are to be delivered:

- 3. The name and address of your legal representative, if any, including any person with power of attorney or other person who can be contacted in the event of your extended absence from your property:

- 4. Your property is (please check one): Owner occupied Rented out

- 5. Is your property developed but vacant (please check one)?: Yes No

- 6. Is your property undeveloped land? Yes No

Please return this form to:

SANCERRE AT NEWPORT RIDGE MAINTENANCE ASSOCIATION

*c/o Keystone Pacific Property Management, Inc.
16775 Von Karman Ave Suite 100
Irvine, CA 92606*