



Volume 5/ Issue 7

JULY 2017

www.sancerrehoa.org

**HAVE A HAPPY AND SAFE 4TH OF JULY HOLIDAY!!!**

## **BOARD OF DIRECTORS**

Steve Spriet

Dwight Denham

Robin Shulman

Barbara Laube

Jeffrey Maerov

## **HOMEOWNER'S RESPONSIBILITY FOR YARD DRAINS SERVICING BACKYARD OF UNITS**

The Board would like to inform the homeowner's that they are responsible for the maintenance of the drains in their backyard. The community is over 20 years old. Many houses have changed ownership and many backyards have been redesigned or replanted. The backyards of the Units have a single drain line extending from one Unit's backyard to the next Unit's backyard, and so on, until reaching the end Unit and then draining into the adjacent street.

The board consulted with the Association's attorney, Mr. Harkins on this matter.

## **GARBAGE BINS**

Please make sure to not store your garbage bins on Community Property.

The garbage bins need to be stored either in the garages or if there is not enough room, in the back yards.

Should your current bin not fit in either location, please contact the trash company, to switch to a smaller size bin in order to fit in the garages or the back yards.



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*Next Board Meeting **JULY 24, 2017**  
6:30pm NCCC, 6401 San Joaquin Hills Rd.*

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Check out our website for great information at

[www.sancerrehoa.org](http://www.sancerrehoa.org)

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## POOL RULES

With the nice warm weather we are having, the Board wants to remind everyone to observe the pool rules, so everyone can have an enjoyable moment by the pool.

The Sancerre at Newport Ridge Maintenance Association is not responsible for accidents or injuries at the pool. Patrons use these facilities at their own risk. Please treat this area as if it were your own home and treat others as you would want to be treated.

## 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:

Ernan Gama  
949.838.3232  
[egama@keystonepacific.com](mailto:egama@keystonepacific.com)

### Billing Questions/Address Change/Website Login:

949.833.2600

### Patrol One

949.367.8055  
[www.patrol-one.com](http://www.patrol-one.com)

### CR&R Environmental Service

1.800.826.9677  
[www.crrwasteservices.com](http://www.crrwasteservices.com)

### NBPD Nonemergency Number

949.644.3717

1. This area is for members and their non-resident guests only. Maximum of 4 non-resident guests per household are allowed at any time. All guests must be accompanied by the adult household member(s).
2. Pool will close at 10:00 PM, Friday and Saturdays at 11:00pm
3. Any person under age 15 must be accompanied by an adult. Any person age 15 or older may use the pool without adult supervision.
4. No pets allowed.
5. No glass containers allowed.
6. No smoking.
7. No alcoholic beverages.
8. Please dispose of waste appropriately.
9. Appropriate attire required; "Swimmer Diapers" REQUIRED!
10. No diving, running, horseplay, excessive noise levels, abusive language or abuse of pool property.
11. No skateboards, roller blades, bicycles, or other vehicles allowed in pool area.
12. Adult members have the responsibility to enforce rules to ensure the safety of all Patrons and are legally responsible for damages caused by family or guests.
13. Any damage or cost incurred by the Association from damages or negligence will be billed to the homeowner.

## SWIM LESSONS BY THE COMMUNITY POOL

Sancerre is a family oriented neighborhood and our children have to learn to swim somewhere. What better place than our own community pool!

Please check in with Management on special requirements to have your own private instructor at the community pool.

**This is for homeowners/renters at Sancerre only!**

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

# NEW PORTAL LAUNCHING



[WWW.KPPMCONNECTION.COM](http://WWW.KPPMCONNECTION.COM)

At Keystone Pacific, we are constantly striving to provide our clients the highest level of customer service and a superior management experience. In July, we will modernize the look of our portal to enable new exciting features within the next year. The new portal may look different, but it retains all of the features you currently use. The launch of our new look is just the first step in offering you the best-in-class tools so that you can manage your account in a way that suits your busy life. Stay tuned for more updates on exciting new features.

## USE ON ALL DEVICES

Our new website will be available on all devices; including desktops, tablets and smart phones.



## LOGIN INFORMATION

Please log in to [www.kppmconnection.com](http://www.kppmconnection.com) using your email address and password. If you have not registered, please have your billing statement available to enter in the required information.



## NEED ASSISTANCE?

STARTING JULY 15TH  
Extended Customer Service Hours  
9:00 AM to 9:00 PM  
Customer Care: (949) 833-2600 or  
[customercare@keystonepacific.com](mailto:customercare@keystonepacific.com)

