



BOARD OF DIRECTORS

Steve Spriet

Dwight Denham

Robin Shulman

Barbara Laube

Jeffrey Maerov



FROM THE BOARD

Dear Sancerre Neighbors,

Due to recent car burglaries in Newport Coast, the board would like to remind all residents to:

Always lock your car, activate your alarm and remove valuables from plain sight.

Be careful with your entry gate/garage door clickers left in the car as well, as they turn out to be prized possessions.

WHAT IS THE HOMEOWNER'S RESPONSIBILITY

On our last walk through of the community, the board noticed that several wooden access gates to the individual back yards need repair, paint and or need to be replaced completely.

The homeowners are responsible to maintain:

-the wooden **Access Gate** within the Project walls. That includes painting it yearly, checking for it's functionality and performing necessary repairs or even replacement.

-outside **Light Fixtures by the garages.**

Both outside lights are the homeowner's responsibility.

-**Maintenance** of the Unit

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

Please note: If you have to replace the gate completely, please fill out an Architectural Application, posted online at www.sancerrehoa.org!

TREE REMOVAL IN THE NEIGHBORHOOD

During the last walk through the Landscape Company, Kathy Sommer and the Board have identified several trees that need to be removed due to lifting up of concrete walk ways and being a fire hazard.

*Next Board Meeting **NOV 27, 2017**
6:30pm NCCC, 6401 San Joaquin Hills Rd.*

Check out our website for great information at

www.sancerrehoa.org



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:

Sandra Hidalgo
949.838.3232
shidalgo@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

NBPD Nonemergency Number

949.644.3717

FIRE DETECTORS IN YOUR HOME

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

PARKING IS ENFORCED

Just a friendly reminder, the parking rules are enforced. Please make sure to park 2 cars in your garage.

Should you have guests spending the night, please make sure to safelist the vehicle at www.patrol-one.com.

As per the CC&R's there is no parking for any large commercial "type" vehicles in the community.

FYI Beginning of the New Year - Patrol One has advised the Board to clear out all Plate Parking approvals for all outside vehicles parking in the common area and have everyone reapply for new parking approval.

For the convenience of the homeowners and possible renters the necessary paperwork will be on the community website at www.sancerrehoa.org at the appropriate time. Please look for mailings in the beginning of the New Year.

TREE TRIMMING

The tree trimming for the cool season trees in the neighborhood is scheduled to begin at **the end of October**. Please make sure to check for postings as to which part will be trimmed on what day.

Please consider parking in a different location for that day, so the tree trimming can be done accordingly.

Also should you have any Halloween decorations in or close to the trees that need trimming, please be considerate to remove them, in order to make the job easier for the tree trimmers.

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



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. If the below contact information has changed, please fill out and return this form to the address below no later than December 31st.

Owner Name: _____

Property Address: _____

*ITEMS 1-6 NEED TO BE COMPLETED. IF NOT APPLICABLE, PLEASE INDICATE N/A

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

If your property is rented out, please provide the following information:

Name of Tenant(s): _____

Phone Number: _____

Email Address: _____

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, LLC
16775 Von Karman Ave, Suite 100
Irvine, CA 92606