

OCTOBER 2019



SYCAMORE BREEZE

www.sycamorecanyonmasterhoa.org

Professionally Managed by Keystone Pacific Property Management, LLC - 16775 Von Karman, Ste. 100, Irvine, CA 92606

BOARD OF DIRECTOR DUTIES

If you are interested in serving as a Board member and volunteering your time once a month for Board meetings, please complete the Application for Candidacy enclosed with your billing statement this month. There is also an interactive PDF version on the website. The Annual Election will be held in January 2020 and applications are due October 31st. Our Board of Directors are volunteer homeowners and charged with maintaining, preserving and enhancing the common assets of our association. In order to perform those duties our Board depends upon the advice and counsel of experts in various fields of community association management: our management company, attorneys, landscapers, insurance specialists, etc. When making decisions regarding our community, the Board is expected to consider all the facts and factors involved in the issue and make the best business decision possible. In addition to dealing with insurance, maintenance, financial and contractual decisions, the Board must also balance their positions on the Board with their role as a Homeowner. Serving on the board reflects just how seriously they take that responsibility. Please keep in mind that our Board members are actually doing "double-duty" for our community: they serve as Board Member and your neighbors, and deserve a heartfelt "thank you" for volunteering their time and all of their contributions to our community!

MAINTENANCE UPDATES

The Board of Directors continues to perform their fiduciary responsibility by maintaining the common areas at a high standard. This year, repairs were made to the equestrian trails, maintenance access roads and replacing landscape as needed. As our trees were planted in the late 80's, some have matured in size beyond the space they were installed. Our landscape professionals surveyed the common areas for clusters of trees, generally 3 or more in close proximity, where the canopies of the trees are touching. The fire authority has recommended there be sufficient space between the tree canopies while balancing the preservation of aesthetics for the community and soil protection through the root systems. We are also going to remove some trees in close proximity to the homeowner yards as a preventive measure to mitigate damage from tree root encroachment. Many trees have clearly outgrown their space. The first phase of removals will be behind Beechtree and Eveningsong, removing 36 trees and replacing 15 within the next few months. The replacement tree options will be discussed at the October 2nd meeting. The goal is to complete the 5 phases of removal within the next 12 months, weather permitting. Removals are not based upon a view or leaf debris in yards. Reminder the CC&R's do not protect views.

BOARD OF DIRECTORS:

President: Martin Writer
Vice-President: Sadu Gourkar
Treasurer: John Somers
Secretary: Lee Markley
Member-at-Large: Don McCune

NEXT BOARD MEETING: Wednesday, October 2, 2019

7:00 P.M. @ East Anaheim
Community Center - 8201 E. Santa
Ana Canyon Rd., Anaheim CA,
92808

*The final agenda will be posted at
Weir Canyon & Canyon Vista. You
may also obtain a copy of the agenda
on the community website or by
contacting Management at
909-297-2555.*

ASSOCIATION MANAGER:

Lisa Brannon CMCA
Phone: 949-838-3229
lbrannon@keystonepacific.com

COMMON AREA ISSUES:

Carly Hoffman
Phone: 949-508-0567
choffman@keystonepacific.com

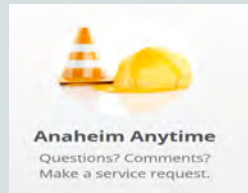
*Emergency After
Hours/Weekends: 949-833-2600*

BILLING QUESTIONS ADDRESS CHANGES/ WEBSITE LOGIN:

Phone: 949-833-2600
customer@keystonepacific.com

OCTOBER 2019 REMINDERS

- For after-hours association maintenance issues, please call 949-833-2600 to be connected with the emergency service line. Please call 9-1-1 for life-threatening emergencies.
- Trash Pick-Up Day - Fridays
Street Sweeping Days- Tuesdays
- Have you noticed a street light on all the time or one that is no longer coming on at night? You can report it directly to the City of Anaheim by logging on to:
www.Anaheim.net



CALIBER ONLINE PAYMENT FEATURE

You may make one-time ACH payments through www.kppmconnection.com. In addition, Keystone offers recurring online ACH payments. Please visit www.kppmconnection.com to access your online payment account. You access your account using your current email address and password. If you have not registered for The KPPM Connection, please have your account number readily available. We hope you use portal and it makes your life simpler.

HOUSE PAINTING REMINDERS

Please remember that you **MUST** submit an architectural application **PRIOR** to painting your home. There are 27 color schemes to choose from and they are available to all tracts. Please visit your Association's website to review the options in color, obtain a paint application and there is a completed house painting diagram for each scheme to make submitting for painting easy. The schemes can also be reviewed at the Dunn Edwards Paint Store, 5725 E Santa Ana Canyon Rd, Anaheim, CA 92807, (657) 221-3009. **Please make sure you refer to the paint book binder dated October 2008.**

In order to save you money, there is an account under the Association's name, Sycamore Canyon Master, at the Dunn Edwards store. You will receive a 24% discount off the retail price for Dunn Edwards products, if you purchase from the aforementioned address location.

You must choose one structured scheme, and can NOT mix and match colors from other schemes or the application will be denied.

PATCHY OR DEAD GRASS & WEED HARDSCAPE EXPANSION JOINTS

We understand that water conservation will always be of primary importance to the State of California, the City of Anaheim and the Sycamore Canyon Master Association. However, maintaining a well kept front yard and nice curb appeal is the number one way to keep property values high and to compete with the new home sales in Orange County. Management sends courtesy reminders to homeowners that need to maintenance their yard, including removing weeds from hardscape or driveway expansion joints. Please review your grass and replace patchy or dead grass areas and adjust your irrigation to maximize your water usage per the guidelines of the City of Anaheim.



APPLICATION FOR CANDIDACY FOR THE BOARD OF DIRECTORS

Dear Homeowner:

The Annual Election will be held in January 2020. 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 **October 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

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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: _____

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