

2020 BUDGET NO INCREASE!

A lot of work goes into preparing the annual budget. It's a complex activity that has to start early so the budget can be finalized and approved prior to the beginning of the new fiscal year. Here's how we do it:

- The Board of Directors and Community Manager work together to gather all financial information that is needed to project expenses for the coming year. This includes a professional reserve analysis of our reserve assets and the cost for future replacement (landscape, equestrian trails, common area sprinklers/controllers, mailboxes and top slope wrought iron fencing), service contracts, projections for utility increases, comparisons of past years' budget trends and many other details.
- The Board also examines all sources of income; monthly assessments and interest on our reserve investments.
- The Board creates a working draft by adjusting the expenses and income until they balance and some years it may be necessary to raise assessments to cover increased expenses, such as, water, landscape replacement, rising cost from Association related vendors (state minimum wage increasing to \$15.00 per hour in 2022) and common area property insurance that the Board cannot control.
- For the 2020 fiscal year, it was determined not to increase to our monthly assessment, which will remain at \$98.00 per month per homeowner. A complete budget, along with the Association's pertinent information will be mailed out by November 30, 2019 and posted on the Association's website.

ASSOCIATION MAINTENANCE

An upcoming project in the new year will be painting/repairing the wrought iron fencing located on the lots at the *top* of a slope (down slope fencing is maintain by the homeowner). Also, we will soon begin the selective tree removal with some replacements. As our trees were planted by the Builder/Developer in the late 80's, our landscape professionals surveyed the trees, generally for trees in clusters of (3) or more, where the tree canopies are touching and have clearly matured in size beyond the space they were planted, it was determined selective removal is necessary. The fire authority has recommended there be space between tree canopies, while balancing the preservation of aesthetics for the community and soil preservation through the root systems. In addition, trees in close proximity to owner yards as a preventive measure to mitigate tree root encroachment. The first phase of removals are 36 Pine trees behind Beechtree and Eveningsong, where only 15 will be replaced 15 with Podocarpus trees. 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, November 6, 2019
 7:00 P.M. @ East Anaheim
 Community Center - 8201 E. Santa
 Ana Canyon Rd., Anaheim CA,
 92808

You may obtain a copy of the agenda on the community website or by contacting Management at 949-838-3229.

ASSOCIATION MANAGER:

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

COMMON AREA ISSUES:

Carly Hoffman
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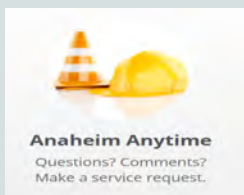
KEYSTONE PACIFIC AFTER HOURS – For an urgent common area issue after hours or weekends such as a broken/flooding sprinkler, please our main number 949-833-2600 to reach an on-call Manager.

BILLING QUESTIONS ADDRESS CHANGES/ WEBSITE LOGIN:

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

NOVEMBER 2019 REMINDERS

- Keystone Pacific will be closed on November 11th for Veteran's Day and November 28th and 29th for Thanksgiving.
- 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. You can review the schemes in color on the Association's website www.sycamorecanyonmasterhoa.org, where you can also download the Paint Application and the pre-filled out house paint diagram making 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.**

FRESH PAINT ADDS CURB APPEAL: A 2020 resolution may be to paint your house, or the wood trim and garage door. Peeling wood trim, rusting wrought iron gates and faded garage doors age our community. Fresh paint is a simple way to maintain our curb appeal and home value. It is important to keep our community looking attractive in order to compete with new developments and home sales in Orange County.



LOCKING MAILBOX OPTION

Please note that if you wish to have a locking mailbox, you must purchase the Oasis 360 Locking Parcel Mailbox (with 2 access doors) in Black, which is available at Home Depot. You will be responsible to remove existing mailbox, install the locking replacement at your expense and then may dispose of the old one.

If you opt to remove the Association maintained mailbox, please be advised the maintenance will transfer to you and the Association will no longer replace/repair the mailbox or any parts of it in the future.

Home / Mailboxes, Postboxes & Addressers / Residential Mailboxes / Post Mount Mailboxes

Home Depot #100118180 Store SKU #1002093456



Architectural Mailboxes
Oasis 360 Locking Parcel Mailbox with 2
Access Doors Black

★★★★★ (8) Write a Review Questions & Answers (3)

\$89.97 /each