

SEPTEMBER 2022

SYCAMORE BREEZE

www.sycamorecanyonmasterhoa.org



YOUR ASSOCIATION WEBSITE – PLEASE VISIT!

Log onto www.sycamorecanyonmasterhoa.org and follow the prompts to register and log in (*upper right side/corner of screen*). You will need your account number and email to create a password. The website provides you the ability to:

- Submit maintenance requests & address changes
- Download the Architectural Guidelines and Application - This page is public to allow your contractor/painter to obtain the forms to assist you. Applications required for *all* exterior changes with approval required prior to changes.
- Review the (27) house paint color schemes (updated in 2020)
- Get the latest community news & updates
- Obtain minutes, newsletters, policies & forms and sign up to receive Eblasts
- Access your account online
- Pay, review and manage your HOA assessment/account online

If you have problems logging onto the community website, please call Customer Care at 949-833-2600.

BOARD VACANCY

There is a vacant seat on the Board; term expiring January 2023. If you are interested in applying for the vacant seat prior to the January 2023 Election, please call Management for an Application. Board Members must volunteer a few hours of their time each month to attend meetings and are charged with maintaining, preserving and enhancing the common assets of our association. When making decisions regarding our community, the Board has the fiduciary responsibility to consider all the facts and factors involved to make a best business decision. 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.

BOARD CANDIDACY STATEMENT FOR 2023 ELECTION

In January of each year, the annual meeting and election is held for the purpose of electing Board Members. The Board's primary responsibility is to maintain the common areas which consist of slopes/landscape, horse-trails and mailboxes/posts. The Board Members are volunteers, and oversee the vendors employed by the Association and the finances. If you are an Owner, interested in serving on your Board and can volunteer a few hours of your time each month to attend Board Meetings, please fill out and turn in the Candidacy Statement enclosed with this newsletter by October 31, 2022. The Statements will be included with the Election packet mailed in late December.

BOARD OF DIRECTORS:

President: Martin Writer

Vice-President: Sadu Gourkar

Treasurer: John Somers

Secretary: Vacant

Member-at-Large: David Jesse
Graham

NEXT BOARD MEETING:

September 7, 2022 at 7:00 pm via Zoom. Please contact Management for the link information.

MANAGER:

Lisa Brannon, CMCA

Phone: 949-838-3229

lbrannon@keystonepacific.com

COMMON AREA ISSUES:

ASSOCIATE: Adriana Lopez

Phone: 949-381-3467

alopez@keystonepacific.com

KEYSTONE AFTER HOURS: For an urgent common area issue such as a broken/flooding sprinkler after hours or weekends, please call Keystone's main number 949-833-2600 to reach the on-call Manager.

BILLING QUESTIONS ADDRESS CHANGES/ WEBSITE LOGIN:

Phone: 949-833-2600

reconnect@keystonepacific.com

Managed by Keystone
16775 Von Karman Ave., Suite 100
Irvine, CA 92606



SEPTEMBER 2022 REMINDERS

Keystone After Hours Information:

- **Keystone 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.
- **Street Sweeping Days – Tuesdays**
- **Street Light Out?** Have you noticed a street light on all the time, blinking, 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
- **Trash Cans—Eye Sore!** Please store behind gates/out of site promptly after collection. Do not place at curb 24 hours before collection. No one likes to look at trash cans. Thank you!



TIMELY DUES PAYMENTS

CALIBER ONLINE PAYMENT FEATURE

Sign up for on-line payments or ACH to make timely payments and avoid late charges! 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. If you have not registered your account, go to the website and have your Account ID, ZIP and email ready. We hope you use portal and it makes your life simpler.

REMINDER: Payment address for assessments: PO BOX 513380, Los Angeles, CA 90051-3380.



HOUSE PAINTING AND EXTERIOR CHANGES REQUIRE HOA APPROVAL

In accordance with the Association's Architectural Guidelines (see website www.sycamorecanyonmasterhoa.org) any exterior changes to your house or property, including painting require **prior** approval from the Association. For painting, there are 27 color schemes to choose from, with updates for garage door colors made in 2020. Visit the link https://www.dunnedwards.com/colors/archive/color-ark_pro/sycamore-canyon/2020-paint-schemes to review the colors, which can be viewed or samples obtained at the Dunn Edwards Paint Store, 5725 E Santa Ana Canyon Rd. Anaheim, CA 92807 (657) 221-3009. The link, guidelines and changes application are on our website. There is an account set up to receive a 24% discount off the retail price for Dunn Edwards products the under the name Sycamore Canyon Master #233250-000 at the Dunn Edwards store above. **You can only choose one (1) structured scheme, NOT mix and match colors from different schemes or the application will be denied.**

HELP SAVE YOUR HOA \$\$\$ BY REPORTING BROKEN SPRINKLERS TO MANAGEMENT — Please report a broken sprinkler, water running down the gutter or street, or a sprinkler that needs redirection to Management immediately. Your Board continues to strategize to be water wise for our common area slopes, as landscape water is the Association's largest expense, and we have entered into another drought. In addition, to less rain than previous years, last year the City increased the unit cost of water, which created a negative variance to our 2021 water and impacted our 2022 budget. The City may again increase the cost of water; therefore, reporting a broken sprinkler to Management ASAP, and not assuming another owner has, is very helpful to save on lost water costs! Management's office hours (9am to 5pm Mon-Fir). If you see a water issue after hours, or on a weekend, please call Keystone's main number 949-833-2600 to report to the on-call Manager. THANK YOU!



BOARD BRIEFS: AUGUST 3, 2022 MEETING:

- ⇒ July Meeting Minutes—Approved
- ⇒ June Financial Statement—Accepted
- ⇒ Delinquent Account—Action
- ⇒ Notice of Past Due Assessments & Support Fee—Discussed
- ⇒ Landscape Maintenance & Proposals

APPLICATION FOR CANDIDACY FOR THE BOARD OF DIRECTORS

Dear Homeowner:

The Annual Election will be held in . If you are interested in serving on the Board, please complete this application and return it to **KEYSTONE** by 5:00 PM on . For specific candidate qualifications, please contact Management for a copy of your community's Election Rules.

Members are encouraged to confirm their personal contact information by the deadline set forth for submitting nominations to ensure that Members have an opportunity to review their personal information at least thirty (30) days before ballots are mailed.

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. Please type in the information requested below.

WHY WOULD YOU LIKE TO SERVE AS A BOARD MEMBER?

WHAT IS YOUR BACKGROUND?

WHAT IS YOUR VISION FOR THE COMMUNITY AND WHAT WOULD YOU LIKE TO ACCOMPLISH DURING YOUR TERM OF OFFICE?

PLEASE NOTE: PER CALIFORNIA CIVIL CODE SECTION 5105(a), A COPY OF THIS FORM MAY BE INCLUDED WITH THE OFFICIAL BALLOT. THE CANDIDATE/MEMBER IS SOLELY RESPONSIBLE FOR THE CONTENT OF THIS COMMUNICATION. THE ASSOCIATION DOES NOT EDIT OR REDACT ANY CONTENT

APPLICATION FOR CANDIDACY FOR THE BOARD OF DIRECTORS

HOMEOWNER VERIFICATION INFORMATION

ADDRESS: _____

WORK PHONE NUMBER: _____

HOME PHONE NUMBER: _____

CELL PHONE NUMBER: _____

E-MAIL ADDRESS: _____

I, _____, hereby certify that the information above is true and correct and that I have not been convicted of a crime which, if elected, would either prevent the Association from purchasing fidelity bond coverage required by California Civil Code section 5806 or terminate the Association's existing fidelity bond coverage.

Signature: _____ Date: _____

To request an electronic copy of the Candidacy Application, please contact reconnect@keystonepacific.com.

Completed Candidacy Applications must be submitted to reconnect@keystonepacific.com or to the following address before the deadline:



Sycamore Canyon Master 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 complete and return this form to Keystone Pacific Property Management, LLC at the address shown below or send the completed form to forms@keystonepacific.com no later than October 31st.

Owners Name _____

Property Address _____

Owner Phone # _____ Owner Email _____

*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 vent 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:
Sycamore Canyon Master Association
c/o Keystone Pacific Property Management, LLC
16775 Von Karman Ave, Suite 100, Irvine, CA 92606