

MAY 2018

# BUTTERFIELD HOMEOWNERS ASSOCIATION

[www.butterfieldstates.com](http://www.butterfieldstates.com)

*Professionally Managed by Keystone Pacific Property Management, LLC - 3155-D Sedona Court, Suite 150, Ontario, CA 91764*

## **TRASH RECEPTACLES**

Please refrain from leaving your trash receptacles in view of the common area for days on end. The Associations trash rule states "Trash containers may not be exposed to view 24 hours before or after trash pick up". Not only does it make your neighborhood look untidy, but it also attracts disease carrying rodents and other large unwanted animals. The Association Board is kindly requesting your courteous action to store your trash receptacles inside of your garage or behind your side gate.

## **AESTHETICS OF THE COMMUNITY/PAINTING YOUR HOME**

Living in a planned community requires all homeowners to maintain their home. Management has noted during recent inspections that paint is faded on shutters, front doors, garage doors, side gates and wood trims. Homeowners should take the necessary steps to ensure their home is well maintained. If a homeowner is repainting their home, an architectural application is required. Homeowners must submit an Architectural Application and receive written approval prior to beginning a project. The Association has pre-approved paint schemes to help members with the process. You should repaint anything that looks chipped, weather-beaten or faded. This will help preserve not only the look of your home, but the entire community as well. Please take a moment to inspect your home to ascertain what needs to be painted. Homes that remain unpainted will be sent violation notices and may be called to hearing or assessed fines.

## **SPEEDING THROUGH COMMUNITY**

Please remember that speed must be controlled when entering and exiting the community as well as when you drive through the streets. Many homeowners have contacted Management to express their concerns about reckless drivers in the community and requesting that stop signs be placed throughout the property. The Board would like all homeowners to know that they are trying to work with the city to have additional stop signs installed on needed streets. As you know, there are many children that play around the community during this time. No one wants to see an unfortunate disaster concerning a child or a family's beloved pet. Please watch your speed at all times and don't forget to remind your guests to do the same too!

### **BOARD OF DIRECTORS:**

**President: Paula Hook**

**Vice President: Dennis Gierman**

**Secretary: Margit Lippel**

**Treasurer: Chris Osuna**

**Member at Large: Vacant**

*The final agenda will be posted at pool area bulletin board. You may also obtain a copy of the agenda by contacting management at 909-297-2548*

### **Next Board Meeting:**

**May 22, 2018** at the Community Clubhouse @ 7:30 p.m.

### **IMPORTANT NUMBERS:**

#### **ASSOCIATION MANAGER:**

**Clint Taylor**

Phone: 909-297-2548

[ctaylor@keystonepacific.com](mailto:ctaylor@keystonepacific.com)

**Emergency After Hours:**  
**909-297-2550**

### **COMMON AREA ISSUES:**

Hannah Rangel

[hrangel@keystonepacific.com](mailto:hrangel@keystonepacific.com)

Phone: 909-297-2558

### **BILLING QUESTIONS/ ADDRESS CHANGES/ WEBSITE LOGIN:**

Phone: 909-297-2550

[customercare@keystonepacific.com](mailto:customercare@keystonepacific.com)

### **INSURANCE BROKER:**

Berg Insurance Agency

3651 Birtcher Dr, Lake Forest, CA

92630 (949) 830-4590

### **ARCHITECTURAL DESK:**

Please submit your Architectural Applications to:

[architectural@keystonepacific.com](mailto:architectural@keystonepacific.com)

# MAY 2018 REMINDERS

Please make sure you are watching your speed while driving through the community, we want to ensure our streets are safe for our kids.

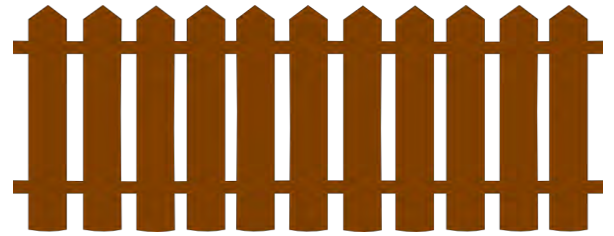
For after-hours association maintenance issues, please call 909-297-2550 to be connected with the emergency service line.

Please call 9-1-1 for life-threatening emergencies.

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## WHO IS RESPONSIBLE FOR THE FENCE I SHARE WITH MY NEIGHBOR?

California Civil Code Section 4775 obligates each owner within a common interest development to properly maintain their separate interest. Here that includes the entire Lot and all improvements thereon (including the fence if it is located on a Lot). If a fence separates two lots both owners share the sole responsibility to have the fence repaired and or replaced.



## ARE YOU DELINQUENT?

The Board and Management would like to remind all members of the Association that not paying your monthly assessments can result in severe monetary penalties including, but not limited to, the Association foreclosing on your property. If you are delinquent please don't ignore it! The Board is willing to work with homeowners that have fallen behind on their assessments.

## SPA/POOL HOURS

Hours: 7:00 a.m. to 10:00 p.m. (Sunday through Thursday); 7:00 a.m. to 11:00 p.m. (Friday and Saturday)

## POOL AREA PRIVILEGES REMINDER

The Board of Directors may revoke spa/pool privileges if the homeowner is delinquent in assessments or not in good standing with the Association.

## QUIETING YOUR DOGS IN BUTTERFIELD

Dogs can be quite loud when they are barking and with such close proximity to your neighbors, this can become a nuisance. Please make sure you are taking the steps needed to quiet your dog and always remember to pick up after your pets, its not just a rule it's the law!

## POOL CODE

Please be aware that the new pool code is 2735!

## AIR CONDITIONING UNITS

Only conventional air conditioning units or like utilities are permitted within the Properties. The condenser must be located on the ground (not on the roof) with all wires, tubing, etc. enclosed in conduit and painted to match the building. The air conditioning unit and all related component parts must comply with all applicable state and local laws, ordinances and building codes. Likewise, the owner is fully responsible to obtain any required permits and approvals from the City or County. All window air conditioning units and evaporative/swamp coolers are strictly prohibited. All window-mounted and through-the-wall mounted air conditioning units are prohibited.