

November 2020

EMERALD RIDGE

www.emeraldridgersm.com

DAYLIGHT SAVINGS TIME

Sunday, November 1, 2020 is the day to FALL BACK. Please turn your clocks back one hour. This is the perfect time to change the batteries in your smoke detectors too. A quality alkaline battery should be installed and replaced every six months or so. Please keep in mind rechargeable batteries should never be used in smoke detectors.



PORTABLE STORAGE CONTAINERS

We've recently noticed more portable storage containers on homeowners driveways. Just a reminder: The use of portable storage containers on the covered property **must be approved by Emerald Ridge HOA and SAMLARC prior to the delivery of the portable storage container.** Portable storage containers must be removed from the covered property within thirty (30) days of delivery unless otherwise approved by both Management companies. Requests that exceed thirty (30) days will be approved on a case by case basis.

DUMPSTERS

Doing some Spring cleaning? A friendly reminder that **dumpsters require a request in writing and approval from Emerald Ridge HOA and SAMLARC Management. Requests will be approved on a case by case basis.** The City of Rancho Santa Margarita has a list of permitted haulers that are allowed to place their bins in the City. Residents may not use companies that are not permitted to haul within the City of Rancho Santa Margarita.



BOARD OF DIRECTORS:

President: Kathleen Meyer
Vice-President: Vacant
Treasurer: Mary Dean
Secretary: Chuck Bennett
Member-at-Large: Jeff Austin

NEXT BOARD MEETING:

November 3, 2020
6:30 P.M.
Via Zoom Conference Call
Contact Management for Calling Instructions

The final agenda will be posted at the community bulletin board. You may also obtain a copy of the agenda by contacting management at 949-838-3284

IMPORTANT NUMBERS:

ASSOCIATION MANAGER:

Aundrea Angelo
Phone: 949-838-3284
Fax: 949-377-3309
aangelo@keystonepacific.com
Emergency After Hours:
949-833-2600

COMMON AREA ISSUES:

Sarah Purrington
Phone: 949-403-7105
spurrington@keystonepacific.com

BILLING QUESTIONS/ ADDRESS

CHANGES/ WEBSITE LOGIN:

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

SUB/MASTER INFO:

SAMLARC
Phone: 949-858-1390
Website: <http://www.samlarc.org/>
The Property Manager is Carla Galosic, 949-709-0016 Email: Carla.Galosic@fsresidential.com

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

November 2020 REMINDERS

- Keystone is Closed in Observance of the Following Days -
 - * Veteran's Day– Wednesday, November 11th
 - * Thanksgiving - Thursday, November 26th
 - * Day After Thanksgiving- Friday, November 27th

- 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.

- Street Sweeping Day - 2nd and 4th Fridays

- Trash Pick-Up Day - Wednesdays
Please remove trash cans from the common areas after this day

HOMEOWNER ASSESSMENT CHANGE

Effective October 1, 2019 the payment address for assessments has changed to:

PO BOX 513380
Los Angeles, CA 90051-3380

PET ETIQUETTE

A reminder that the Rules & Regulations for Emerald Ridge state that pets shall be on a leash at all times when outside. This is for their safety as well as the well as others. As a courtesy to your neighbors, please pick up after them when walking in the community. Many residents have been observed walking family pets without having a doggie bag handy. Please remind all family members to take a doggie waste bag with you, or utilize the dog bag stations, and dispose of properly. Also carry a bottle of water to rinse off the grass which reduces the acid and helps stop the grass from dying.

KNOW YOUR CC&R'S AND RULES AND REGULATIONS

All residents are responsible for adhering to the CC&R's and Rules and Regulations of our Association. If you are a Homeowner who is renting the property to another person, please make sure that you give them the Association documents. If you are leasing a property, please ensure that you receive these documents. We all want our community to continue to be a sought-after neighborhood.

VEHICLES

- If a vehicle qualifies as both an Authorized Vehicle and a Prohibited Vehicle, then the vehicle is presumed to be a Prohibited Vehicle, unless the vehicle is expressly authorized in writing by the Board.
- All vehicles owned or operated by or within the control of an owner or a resident of an owner's lot and kept within the properties must be parked in the garage of that owner to the extent of the space available; provided that each owner shall ensure that any such garage accommodates at least the number of authorized vehicles for which it was originally constructed by Declarant.
- No repair, maintenance or restoration of any vehicle may be conducted on the Properties except within an enclosed garage: when the garage door is closed, provided such activity is not undertaken as a business, and provided that such activity may be prohibited.
- No storing any vehicles on the public streets.
- Vehicles are not to be stored anywhere in the common area of the property.