

## Message from the Board

From time to time we will include a summary of projects that we as a Board have determined need our attention and focus. We currently meet on a monthly basis – typically the second or third Wednesday of each month. As a new board, it has taken a few months to become acquainted with the process and all of the aspects involved in managing the JP Ranch common areas and community.

Due to recent changes in the laws governing HOA financial review and our previously established Operating Documents we have formed three committees:

- 1) Finance Committee
- 2) Compliance Committee
- 3) Design Review Committee (DRC)

Our governing documents require a 3 member DRC so we need one additional member, please contact Keystone if you are interested in serving on this committee.

We would like to remind everyone that you are responsible for maintaining the area between the sidewalk and the street on all sides of your property. We have had a wonderfully rainy winter which results in healthy weeds. Please complete removal of them ASAP. The Compliance Committee and your fellow community members would appreciate this **very** much.

We are all aware DR Horton is progressing on the completion of the final 121 homes as well as the road to join Singleton and Bryant streets. The Board is very mindful of the construction noise and traffic that has changed our sleepy community for the short term.

We are communicating on an ongoing basis with the DR Horton representatives to limit the inconvenience when possible. It is a balancing act between the disruption and completing the build-out. We have been adamant that construction start and end times be adhered to and will continue to monitor it closely.

Some of the other items completed or currently under review:

- 1) Updated Rules and Regulations were unanimously approved by all homeowners.
- 2) Please refer to <https://jpranchcommunity.com/> for all current governing documents and a calendar that now includes the clubhouse reservations so that you can plan your next event. If you would like to receive community emails please make sure your profile is updated.
- 3) The pool is currently receiving extra maintenance in preparation for our summer recreational activities and the park water fountain should be operational soon.
- 4) We are examining the impact of property tax special assessment CFD 2013-1 and how this will affect our common area maintenance upon completion of the remaining homes.
- 5) The Board is making every effort to examine the impact additional homes will have on our HOA fees.
- 6) We have completed a “Letter to Prospective Residents” that will be available at the DR Horton sales office along with our newly amended JP Ranch Rules and Regulations.

If you have issues or concerns that you would like addressed by the Board, please attend the next Board meeting. The General Session begins at 7:30 p.m. and members are encouraged to attend.

Please know the Board is legally discouraged from addressing issues on social media, therefore your concerns need to be addressed at a meeting or through the community website.

*Professionally Managed by:*

Keystone Pacific Property Management, LLC

3155-D Sedona Court, Suite 150 · Ontario, CA 91764-6555 · Tel (909) 297-2550 · Fax (949) 833-0919

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