

RANCH ROUND-UP WINTER 2022

Kerrigan Ranch II COMMUNITY ASSOCIATION NEWS



BOARD OF DIRECTORS

Joe Michel, President

Henry Trivedi, Vice President

Steve Fitzpatrick, Treasurer

Mauricio Solorzano, Secretary

Kiran Shah, Member at Large

BOARD MEETINGS

Board meetings are held monthly on the fourth Tuesday of each month at StoneKastle Community Management, 22722 Canal Rd., Unit B, Yorba Linda at 5:00 p.m. (Executive Session) and at approximately 6:00 p.m. owners may attend the open (General Session). Board meeting agendas are posted at both entrances to the community.

DO'S AND DONT'S!

If you are thinking about making any type of exterior modification to your home, the Association documents are very specific in that before any changes can be made to your property, YOU MUST SUBMIT AN ARCHITECTURAL APPLICATION AND BE GRANTED APPROVAL BY THE ARCHITECTURAL COMMITTEE/ASSOCIATION ARCHITECT.

If you proceed without prior approval, you may find yourself in a litigious situation. When an owner does not comply with the Association Governing Documents, the Board must put a cease and desist in place as it is the Boards fiduciary duty to uphold the documents.

Non-compliance then results in the Boards need to seek legal guidance which incurs additional costs to all members of the Association. These additional charges impact the Association budget resulting in an increase in assessments.

If you would like an architectural application, please send an email to sharon@stonekastle.com and she will provide you with all the information you need for your project.

PROCESSES AND PROCEDURES

Our Certified Community Association Manager is Nancy Blasco. Nancy is a "portfolio manager" which means she manages several other communities along with Kerrigan Ranch II. For the quickest response to all inquires it is important to always include the name of your association and your address in the subject line. If you are in need of placing a work order for an issue you have noticed, please send your request directly to Sharon Richardson at sharon@stonekastle.com

Please be cognizant that management takes their direction from your Board of Directors and there are several cases when a proposal is received, and it must be added to the next meeting agenda for the Board to approve. We are all aware that getting situations resolved takes some time, but the Board and Management must follow the governing documents as well as civil code.

We will always do our best to expedite "emergency" situations.



Unwanted Activity!

Tis the season for unwanted activity in upscale communities. Be smart and put parameters in place to protect your property. When you leave your home, leave a light on, and put some music on so it appears someone may be there. Criminals want to get in and out without running into unexpected surprises. Let your neighbors know if you are going away and ask them to keep an eye out on your home. If something seems unusual,

have them call the Yorba Linda Sheriff Department at:

(714)-779-7098

Important Note: Most security systems do not include alarms on second story windows and criminals know this, so it is one of the ways used to get into the home. It is smart to consider alarms on all windows, upper and lower.



We want to thank the Yorba Linda Sheriff Department for patrolling our trails on horseback and doing what they can to keep our community safe!

ENTRANCE HOLIDAY LIGHTING!

As you have noticed, the Board of Directors approved a proposal to adorn the entrance to our community with holiday lights and decorations!! If you happen to notice any lights that are not lit, please immediately contact management at sharon@stonecastle.com so a work order can be sent to the vendor to repair.

THANK YOU TO OUR COMMUNITY MEMBERS

Being on the Board of Directors can be a challenge due to the many different circumstances that occur.

Keep in mind, Board members are volunteers and most of them have fulltime jobs and families. They volunteer because they LOVE this community and take great pride in facilitating the community affairs by making decisions for what is best for all members.

The Board would like to take this opportunity to **THANK ALL MEMBERS OF KERRIGAN RANCH II FOR THEIR SUPPORT!**



We wish all members of our beautiful community a very healthy happy holiday season!

StoneKastle Community Management
22722 Old Canal Road, Unit B
Yorba Linda, CA 92887

Phone: 714 395-5245

Email: www.stonecastle.com

Office Hrs.: M-Thurs 9:00 a.m – 5:00 p.m.
Friday – 9:00 a.m. – 1:00 p.m.

Manager: Nancy Blasco, CCAM
Email: nancy@stonecastle.com

Manager Assistant: Sharon Richardson
Email: sharon@stonecastle.com

Billing: Darien Reyes
Email: darien@stonecastle.com

Collections: Santina Santostefano
Email: santina@stonecastle.com



StoneKastle will be closed on the following dates:
Friday, December 23rd
Friday, December 30th