



Sunnymead
Ranch

round-up

DECEMBER 2019

New Year's Eve Celebration **2020**

At The Lake Club

- 9:00pm, Tuesday, December 31
- \$25 per person
- Members & Guests Welcome
- Tickets available Nov 11 - Dec 21
- For more info: (951) 924-2249
- Appetizers & Buffet Dinner
- Live Dinner Music
- DJ & Dancing
- Cash Bar
- Champagne Toast & Noise Makers

APPETIZERS

Teriyaki Beef Skewers

Spanakopita

Country BBC Meatballs

ENTRÉE

*Stuffed Chicken Breast
with Ricotta Cheese, Spinach,
and Sun-Dried Tomato*

*Marinated Beef Tri-Tip
in Natural Au Jus*

Wild Rice Pilaf

Seasonal Vegetables

Mixed Green Salad

Rolls and Creamery Butter

DESSERT

Luscious "Start the New Year's Resolution Tomorrow" Decadence

inside this issue

Board Messagepage 3
The Manager's Momentpage 5,6
Winter Celebrationpage 6
Calendar of Eventspage 7

Treasurer's Reportpage 7
Bridge Newspage 7
Open Forumpage 8
Ranch Social Clubpage 9
Staying Informedpage 9

Self Nomination Formpage 10-11
Calendarpage 12
Home of the Monthpage 12
Important Numberspage 13
Advertisingpage 14-20

We Love SUNNYMEAD Ranch!

Merry
Christmas
and
Happy
Holidays

To all our Neighbors
& Friends in
Sunnymead Ranch!

(951) 809-0787

We Can Sell Your Home
Faster and at the
Highest Price Possible...
Period! End of Story.

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BOARD MESSAGE

Here's to wishing everyone who lives in Sunnymead Ranch, a **HAPPY HOLIDAYS**, from the Executive Committee of the Board of Directors of Sunnymead Ranch.

With the year ending, we thought it would be a good idea to look back at some of the significant events of the past year that took place here at the Ranch and give you an idea of what's planned for next year.

We started off the year with another wildly successful New Year's Eve celebration at the Clubhouse, that was sold-out in attendance. Don't worry, those who missed it, you'll have a chance to join in this year, so check elsewhere in this issue for more details.

That was followed by our annual elections, where we had incumbents David Clark, (myself) George Gallanes, Robert Riddick, and Sunny Williams re-elected for continuing terms. We were also joined by newcomer to the Executive Committee, Ms. Renee Osburn, who brings to all of us, her Learning and Development background skills. All-in-all, a worthy group of homeowner volunteers who, by running for election, demonstrated their personal desires to try their best in making Sunnymead Ranch the best community to live in here in Southern California.

Speaking of our Executive Committee members, here are a few interesting facts that are not well-known about them, as well as our General Manager (who oversees all of our day-to-day operations).

Within the HOA-industry, there are always opportunities to become more and more educated about how to govern HOAs, including ours. Along with that education comes varying levels of industry-regarded certifications, based on HOA experience. These certifications include the Certified Manager of Community Associations (**CMCA**), Association Management Specialist (**AMS**), and Professional Community Association Manager (**PCAM**). Sunnymead Ranch has me and Robert serving, and both having been awarded the CMCA certification, and myself additionally awarded the AMS certification. Dave Clark and Sunny Williams, as well as Renee Osburn, have also attended several industry-sponsored legal forums and workshops, along with me and Robert. And Renee has recently completed the *Board Essentials Course* for common interest developments (HOAs). It's also worthy to note that I have over 17 combined years of experience in helping manage our HOA, and currently manage 9 other HOAs daily, as an employed portfolio manager. Robert has over 11 years of experience in HOA management, and is active in several other organizations and foundations, that help set policy for the HOA industry. In addition, Dave Clark is completing 4 years on the Board as a Director, and Sunny Williams is completing five years as a Director.

Our General Manager, Ms. Betty Roth, is one of less than 120 industry-acknowledged property managers who has received the highest levels of professional certification offered in this industry, the Large-Scale Manager (**LSM**) designation and Certified Community Association Manager (**CCAM**), as well as the CMCA, AMS, and PCAM designations. As an example, Betty's CCAM certification requires 36 hrs of coursework, covering the Basics of Association Management, California Law, and Ethics for Community Managers.

Nationwide, there are over 22K property managers, so we are fortunate in having one of the rare breeds of managers the industry is composed of, working for all of us.

April brought us our annual Spring Festival and Egg Hunt for the kids. It was in the tradition of "lots of eggs" for the kids, and of course, the expected visit of the Easter Bunny, along with the Moreno Valley Police Cadet Squad, our own Fire-station 48, and plenty of fun things to do.

In April, our own Sonnie Kenny and her band of fashionista-driven Hospitality Committee members, presented an amazing and sold-out fashion show, in support of the local American Cancer Society. The event raised money for the Cancer Society, and also gave our fashion-minded residents and guests a taste of Sunnymead Ranch, when it comes to fashions enjoyed by all of us.

May and June saw our annual Camp Night Weekend and the continuation of our new Concerts by the Lake series. Both were well-attended, and both were considered successful, with expectations to continue with both in the coming year.

That was followed in August, by our always-favorite Sunday Brunch on the Lake, which surprised no one in its sumptuous presentation and entertainment.

October brought us the adult version of celebrating Halloween, with a costume-party to top all others. Well-attended and well-enjoyed, it was no surprise that everyone wants another one next year. Hold that thought, and we'll see.

And, we are now looking forward to our Winter Celebration for Children, in the tradition of celebrating the way the Holidays are celebrated by different cultures. We expect nothing less than a fun-filled evening for the kids, and the details are located elsewhere in this issue.

We also wanted to highlight two major projects we undertook completing this year. Our first one is our north shore rehabilitation project, designed to allow for a more expedient and less expensive way of mitigating the removal of storm-debris from the north shore lake entrance, which is now complete, except for the removal of the debris and replacement of the landscaping removed for the project.

The second project nearing completion (and should be done before the end of the year) is our complete re-fencing of our RV lot. This project includes the entire wrought-iron fencing being replaced with a stronger-gauge and taller wrought-iron fence, and will include upgraded mow-curbs, enhanced and improved lot-lighting, state-of-the-art and newly designed entrance and exit gates, as well as better-quality security surveillance cameras for monitoring the lot.

Wrapping up, I wanted to once again, wish all of our residents a wonderful and prosperous Holidays, and thank each and every one of you for your continued support of our Executive Committee. We are truly looking forwards to next year being the best year EVER, here at Sunnymead Ranch.

Sincerely,
George Gallanes, CMCA, AMS President, Sunnymead Ranch

Halloween Party



THE MANAGER'S MOMENT



**By Betty Roth,
CCAM, CMCA, AMS, LSM, PCAM**

I am including some very important articles in this section. They are of vital interest to all residents in the Sunnymead Ranch community. Please take a moment to review these important items.

Trout Stock in December 2019

The Association will stock the lake with trout on December 3, 2019. Fishing will begin on December 6, 2019.

RV Lot Fee Reminder

This policy is in the RV Lot Rental Agreement:

When a space is rented in the RV lot, the fee is paid for a one year rental and cannot be refunded should the renter of the space decide to vacate the space before the year is up.

Drip Pans Under Vehicles in the Driveway

Drips pans are not to be placed under vehicles being parked in property driveways. If the vehicle is leaking oil and staining the driveway the options are:

- Repair the vehicle oil leak problem
- Park the vehicle in the garage
- Park the vehicle on the street

No Pets Allowed in the Gated Common Areas

This rule is in your Association's Rules and Regulations:

No Pets are allowed in the gated common areas of the community.

Drop Box Assessment Payments

The drop boxes located at the gate station and the Association Office in the Clubhouse are for your convenience and are a courtesy to assist homeowners with a place to drop their payments before the due date arrives should time to mail run short. Assessment payments are due on the 1st of each month and are considered late after the 15th of the month. The most effective and secure way to pay your assessments is through ACH or sending them directly to the bank PO Box which is furnished with your coupon books along with envelopes. There are several items to be considered before you decide to utilize the boxes to drop your assessment payments:

- **Do not hand your drop box payment to anyone at the gate station. They should never accept your payment.**
- **Drop your payment into the box yourself.**
- **Checks, cashier's checks or money orders only. NO CASH.**
- **Should your account be at one of the Association's attorneys, you will need to direct your payment to that**

attorney. Do not drop your payment or bring your payment to the clubhouse.

- The drop boxes are emptied every business day, sometimes several times a day by the Association Office staff. The day you put your payment in the drop box will be the date that your check is date stamped. If you drop your payment in after hours or on a holiday, the check will be date stamped on the next business day. The Association will not consider the date written on the check as checks have been known to be pre and post dated.
- Payments are due on the 1st of each month and are considered late after the 15th of the month. Payments need to be in the drop boxes no later than midnight on the 15th of the month to be considered on time. No Exceptions.
- We strongly suggest that you check with your bank to make sure that the payment has cleared in a timely manner.
- Should you feel you have an issue with a payment dropped in the drop boxes, you will need to write a letter to the Board of Directors for their review stating the issue and submitting sufficient proof that you dropped the payment in the drop box by midnight on the 15th of the month.
- Ultimately, you, as the homeowner, are responsible for paying your assessment payment in a timely manner, no matter which way you decide to submit your payment.

Keep an Eye on Your Home

As the holidays approach, please remember to keep your home's doors, windows and garage doors secure and your vehicles locked in the driveway. Be aware of any unfamiliar faces around your neighborhood. Never hesitate to contact the police should you see something suspicious. If everyone stays alert and aware, the neighborhoods will be safer for everyone.

Damaged Access Cards

Just a reminder; please do not leave your new access cards exposed to direct sunlight, especially in your vehicles. The cards will warp and will be damaged. There is a fee for replacement cards.

Procedure for Reporting a Damaged Cluster Mailbox to the Office

Should your cluster mailbox have been damaged, please do the following:

- Contact the Association Office at 951 924-2249.
- The Office Staff will prepare a work order to be sent to the cluster mailbox repair vendor.
- The vendor will inspect the mailbox in the order he receives the work orders.

Please Continue to the next page

- The vendor will either repair the cluster mailbox or send a proposal to the Association Office for the replacement of the cluster mailbox should it be beyond repair.
- The Board will review the proposal.
- If the proposal is approved, the vendor will order the cluster mailbox.
- The vendor will install the box and the separate mailbox keys will be submitted to the office for distribution to the residents.
- Even though we try to get this process done as quickly as possible; the process may take up to three and a half weeks or more.

Reminder from the Fishing Committee

These rules are in your Association's Rules and Regulations:

Fishing poles are the only means permitted for catching fish and must be attended at all times. Fishing poles and equipment must be left outside of the clubhouse.

Fish that are caught and kept cannot be cleaned on the

Association premises. Take the fish elsewhere to clean them.

Cover Your Pool to Keep Debris Out

It is suggested that if you find that leaves from outside of your property are blowing into your pool, you may want to consider a pool cover to help keep debris out of your pool.

FREE FIREWOOD FOR SUNNYMEAD RANCH RESIDENTS

The Association cut down approximately three hundred dead trees in the Grapefruit Grove on Perris Bl. The grove is the responsibility of the Association. The wood was cut up into firewood and placed at the gate entrance to the grove from the dirt access road. The firewood is free to all residents. Residents are welcome to take the firewood by using the dirt access road at their own risk. It is imperative that all who use the road and collect firewood take great care and caution. The road is not the property or responsibility of the Association. Trucks work best on the road. The firewood is first come first serve until it is gone.



Winter Celebration for Children

Saturday, December 7, 2019
5:00pm – 7:00pm

Hot chocolate, warm cider, yummy snacks, arts & crafts, games, music and a visit from the big guy!

We are providing your little ones a "passport", allowing them to travel to faraway places like the North Pole, Mexico, and Africa without ever having to leave the comfort and security of Sunnymead Ranch! Volunteers will be sharing celebrations for Santa, Las Posadas, and Kwanzaa.

In the spirit of the season, we are partnering with our local Fire Station #48 in their toy drive. If you would like to bring an unwrapped toy (❶❷❸❹❺❻❻❻❻), the Fire Department will be in attendance, and your little one can personally deliver it to a firefighter!

Take part in tying warm fleece blankets at the "Blanket Station" that will be donated to those in need.

- Tickets available Oct 28 - Nov 23
- FREE EVENT FOR MEMBERS
- \$3 per person for GUESTS (up to 6 per household)
- More info: (951) 924-2249

SMR

CALENDAR OF EVENTS 2019/20

Calendar of Events 2019

December 7, 2019	Saturday	Winter Celebration for Children
December 31, 2019	Tuesday	New Year's Eve Party (Adult Event)

Calendar of Events 2020

January 25, 2020	Saturday	Candidate's Forum
January 29, 2020	Wednesday	Committee Appreciation Dinner
February 2, 2020	Sunday	Super Bowl on the TV's
February 19, 2020	Wednesday	Annual Meeting
February 26, 2020	Wednesday	Adjourned Meeting (if needed)
April 4, 2020	Saturday	Easter Egg Hunt (Easter 04/12/20)
April 18-19, 2020	Sat & Sun	Spring Yard Sale
May 16, 2020	Saturday	Memorial Day Ceremony
June 5-7, 2020	Fri - Sun	Camp Nights
June 19, 2020	Friday	Concert in the Park 7 pm
August 9, 2020	Sunday	Sunday Brunch
September 19, 2020	Saturday	End of Summer Fest
October 3-4, 2020	Sat & Sun	Fall Yard Sale
October 9, 2020	Friday	Concert in the Park 7 pm
October 24, 2020	Saturday	Halloween Event (Child Event 12 y.o. & under)
December 12, 2020	Saturday	Winter Celebration for Children
December 31, 2020	Thursday	New Year's Eve Party (Adult Event)

TREASURER'S REPORT

The following is balance sheet summary for the association as of October 31, 2019.

Assets		
Member Receivables	\$	211,706.19
Total Cash	\$	4,151,925.48
Total Other Assets	\$	241,660.71
Total Assets	\$	4,605,292.38

Liabilities		
Liabilities	\$	215,538.07
Fund Balances	\$	3,372,987.36
Members Equity/Deficit	\$	1,016,766.95
Total Liabilities	\$	4,605,292.38

The complete balance sheet is posted in the Association's lobby.

BRIDGE NEWS



October 1st

1st Place- Judy Smith 2nd Place- Carol Sporland
3rd Place- Kathy Kulsick

October 8th

1st Place- Kathy Kulsick 2nd Place- Judy Smith
3rd Place- Carol Sporland

October 15th

1st Place- Judy Smith 2nd Place- Ruth Fraser
3rd Place- Janet MacMillan

October 22nd

1st Place- Carol Sporland 2nd Place- Ruth Fraser
3rd Place- Kathy Kulsick

October 29th

1st Place- Carol Sporland 2nd Place- Judy Smith
3rd Place- Ruth Fraser

The highest score for the month was 4110, made by Carol Sporland, and the second highest score was 3180, made by Kathy Kulsick.

We have lots of fun Tuesday evenings at 7:00 p.m. in the clubhouse playing bridge and having some yummy snacks. So come on over, all you bridge players! Call Kathy at 951-247-3774.

IMPORTANT ADVISORY NO ARCHITECTURAL COMMITTEE MEETINGS IN DECEMBER 2019.

The Architectural Committee will not be meeting for Architectural applications in the month of December 2019. The committee will be taking well deserved time off.

The next meeting will be Tuesday, January 7, 2020. Please submit your Architectural Application by Thursday, January 2, 2020 by 6:00 p.m. for the meeting on Tuesday, January 7, 2020.

SUPERBOWL ON TV IN THE CLUBHOUSE!!

The Super Bowl will be shown on the clubhouse TV's on Sunday, February 2, 2020 at approximately 3:20 p.m. You may take this opportunity to bring your snacks down to the clubhouse and enjoy other fellow football fans and watch the BIG game on the TV's in the clubhouse together!



OPEN FORUM • QUESTIONS & ANSWERS • 10/23/2019

SRPCA Executive Committee

How are Sunnymead Ranch PCA homeowner files created, maintained, and how long are they kept?

Homeowner files are obtained from the homeowner after the close of escrow. The documents received establish the date of home ownership, the name of the individual(s) who hold title to the property, the associated property address, APN, etc. This information is listed on the Grant Deed. The hardcopy documents remain on file until the homeowner provides a new grant deed, with changes in ownership, or when the property is sold, and new ownership is established.

When a homeowner incurs late fees and interest for delinquent assessments, what is required to have them waived?

Assessments are due on the 1st of each month and, if unpaid, become delinquent on the 16th. On the 16th, the Association assesses a late fee of \$10 and a \$15 administrative fee is assessed by the management company (per contract). The administrative fee is paid by the Association to the management company and reimbursed by the homeowner. This is called a "hard cost" to the Association. If the account remains delinquent, interest is applied starting in month two.

To request waiver of late fees and interest, the homeowner must send a letter to the Board of Directors requesting to waive of the fees with explanation. The Board will evaluate the account, current payment status, and payment history and will either waive or deny the request. Please note; if the request is granted, the only fees that will be waived are the late fees and possible interest as they are considered "soft costs". The administrative fees to the management company are rarely waived as they are "hard costs" paid by to the Association.

Why has the Sunnymead Ranch PCA legal counsel been attending Open Forum meetings?

There is no law requiring that attorneys attend board or membership meetings. However, boards will frequently ask legal counsel to attend meetings whenever there are issues that may be brought up that need legal clarity. Doing so allows everyone that is part of the discussion to receive the most appropriate and legal response possible.

Board members are unpaid-volunteers who are not versed in the complexities of corporate law and the Davis-Stirling Act. It is not unusual that they would seek help, by asking legal counsel to attend meetings, in order to present any needed legal clarity that discussions might require. Our attorney has been present, at the request of the Executive Committee during the past few months, for that reason. We have also done so in the past, so this is nothing new. There are also many issues brought to these meetings recently, that were discussed in Executive Session, and that by their nature, fall into the category of being "protected conversations" by what's considered "Attorney Client Privilege". Our attorney is there to help the Executive Committee comply with state statutes, in not unintentionally discussing issues that we aren't legally allowed to discuss in that venue.

What is the difference between a five-member Board of Directors and a four-member Executive Committee?

The Board of Directors are the five members who are elected, or appointed, to the Board, and are tasked with carrying out the business and governance of the Association.

An Executive Committee is any committee composed entirely of directors, with a minimum of two directors, who serve at the discretion of the board. (Corporations Code §7212)

There are several reasons why executive committees could/would be formed. A common form of executive committee is the "Legal" or "Litigation" committee. Such committees are formed to work closely with legal counsel with potential and/or active litigation. Litigation committees are needed typically, when a "rogue director" leaks privileged information, when one or more directors are the subject of litigation, or workload by the board is such that using a committee to handle a legal matter is more efficient than involving the entire board.

Sometimes it's necessary to exclude a "rogue director" from particular executive session matters, because that director has a history of breaching confidential matters or has announced his/her intention to do so. It's important to understand that when all other measures fail to reign in a "rogue director", and in order to fulfill our fiduciary obligation to the Association in preserving the confidentiality and/or attorney-client privilege, the board may create an executive committee of directors, minus the rogue director, to address those issues, or as in our case, to handle all of the business of the Association. It's also important to note that a director who is not included on the executive committee, is still a director until the end of their term. He/she has not been "removed" from the board. That director is only excluded from participating in the business of the Association until such a point that the board has the confidence that the "rogue director" will no longer breach his/her fiduciary responsibilities as a director and will act in the appropriate manner required of a director.

On a four-member Executive Committee, if there is a tie-vote on a motion, what happens?

Great question! Our Executive Committee, acting on behalf of the Board of Directors, discusses and deliberates during board meetings held between the executive committee members. When voting on motions, assuming there is a majority of members present to vote (in our case, at least 3 out of 4) then voting can take place. After the vote-count, Robert's Rules of Order prevail. In the case of a tie vote, the motion will have failed. Nothing more, nothing less. For a motion to be voted up or down, it only needs a majority vote to do so.

Can Term Limits be imposed on the board? I think it would bring new and fresh ideas.

Term Limits can be very useful, depending on how involved, committed, and qualified the members of HOAs are. Here are some thoughts to consider:

No Term Limits *If there are no term limits in an association's governing documents, directors can be elected and re-elected to the board until they cease to be qualified to serve on the board (including being removed), are not re-elected, or die, whichever comes first.*

Strict Limits *Strict term limits which allow owners to serve only one or two terms and then forever bars them from the board are unworkable. It is much too difficult to recruit members to serve on the board. What happens when everyone who is interested in running has already served on the board? Accordingly, strict limits should not be adopted.*

Flexible Limits *A more common term limit is one that allows directors to serve two terms and then requires them to step down for a year. This allows other owners the opportunity to serve on the board without permanently barring seasoned directors from serving at a later date. Even this kind of limitation can be problematic, if no other owners are willing to serve on the board. To avoid this problem, term limitations should only take effect if there are people actually willing to run for the board.*

Article IV, Section 4.05, paragraph 4, of our Bylaws states, "Any person serving as a Director may be reelected, and there shall be no limitation on the number of terms during which he may serve."

Term limits are added to the election process thru a bylaw amendment and then revising the election rules.

Article VII of our Bylaws discusses amendments to bylaws. To paraphrase, "These Bylaws may be amended by the Association by the vote of Members representing at least sixty-seven percent (67%) of a quorum of the voting power of the Association".

Not an easy task! No matter what the amendment applies to, but in this case, one that should require a lot of thought about what the consequences could be.

Our members were treated to Trick or Treat candy and Halloween decoration early. Merle and her helpful granddaughter did a great job of creating a fun atmosphere for the evening. They made great hosts!

During the meeting portion of the evening we discuss having a silent auction in the month of November and hosting a 50/50 raffle. Everyone was quite excited and volunteered to help out! In November we will also find out who will be in our Talent Show.

Remember in December in addition to our meeting and dinner we will be having a Talent Show. At the writing of this article we are still in the process of compiling our lineup. But I am sure you will be entertained as we have some very talented members.

Our menu for the evening consisted of both turkey and beef lasagna. They were absolutely delicious. The freshly made garlic bread, salad and vegetables truly completed the meal. And boy did we have dessert! There were chocolate and vanilla cup cakes with orange icing plus Sonnie made her scrumptious carrot cake. You want to know how good this cake was? The person sitting next to me said "I don't like carrot cake never have!" However, she said that after she realized she had eaten the whole slice of cake lol Yes it was that good and moist oh my goodness! And boy did I have to keep refilling that wonderful peach ice tea, yes, I did!

December birthdays are: Donald 12-2, Triza 12-22 And Jan 12-30. Wedding anniversary Merle and Alvin. The club sent Mary and Michael Get-well cards.

The official meeting begins at 6:00 pm. You do not have to be a member to come out. Wine and Chat starts at 5:30 (bring your own wine). Our catered dinners include an entree, salad, dessert, and a beverage (free refills) and the cost is only \$13! Just call Tee Hall at 951 924-6687 so she can order your dinners. We look forward to seeing you and sharing a fun filled evening.

**Happy Hanukkah, Kwanzaa and
Merry Christmas!**

**Don't forget to thank a Veteran
For their service on Veteran's Day Nov 11th**



Staying Informed in Sunnymead Ranch

The Executive Committee is introducing new ways for homeowners to stay informed of Open Forum Questions & Answers, projects updates, and processes. As always, ratified meeting minutes are also available to homeowners.

Monthly RoundUp

You will see that Open Forum Q&A is now part of the monthly RoundUp. Due to meeting dates and printing deadlines, they reflect the previous month's meeting.

MySunnymead.com

Homeowners have private access to open session minutes, Q&A's, project updates, and more. Just follow the step-by-step directions below.

1. From your browser: www.MySunnymead.com
2. On the top right, click [More ...]
3. From the drop-down menu click [My Account]
4. *If you know your username, click [Log On]*
 - a. Enter username & password
 - b. Click [Enter]
 - c. Go to step #6
5. *If you do not have a username yet, click [Sign Me Up]*
 - a. Enter the requested information
 - b. Once you receive your username & password, go back to step #4
6. Click [Forms and Docs]
7. Click [Documents]
8. Click [Meeting Minutes]
9. Click [2019]
10. Select the file of choice

Sunnymead Ranch Staff

If you have questions or need to report an issue, the friendly staff is there to assist you.

- (951) 924-2249 (Office)
- (951) 242-6989 (Gate & After Hours)
- Info@MySunnymead.com
- 9am – 6pm Mon, Tue, Thu
- 9am – 12pm Wed, Fri
- 9am – 2pm most Saturdays

*Sunnymead Ranch Planned Community Association
("Association")*

**REQUEST FOR CANDIDATES - SELF NOMINATION FORM FOR ANNUAL
MEETING AND ELECTION 2020**

Pursuant to the Amended and Restated Association Membership Meeting and Voting Rules of August 23, 2017, Association members are invited to nominate themselves and provide their qualifications to serve on the Board.

Your name: _____

Your property address (in Sunnymead Ranch): _____

Your mailing address (if different): _____

Your home phone: _____ cell phone: _____

Members are required to have one or more of the qualifications set forth below to appear on the ballot:

- (1) Prior service on the Association's Board? _____ If yes, provide dates of service _____
- (2) Two years or more service on an HOA board in another community? _____ If yes, provide name of the HOA: _____, location of the HOA (city) _____ (state) _____, and dates of service _____
- (3) Two years or more service on an Association committee as an appointee of the Board? _____ If yes, provide dates of service _____ and name of the committee _____
- (4) Attendance during the prior two years at not less than eight hours of educational programs for HOA volunteers conducted by the Community Associations Institute or the California Association of Community Managers? _____ If yes, provide dates of each program, the program provider (CAI or CACM) and location where each program was presented

- (5) Attendance at 10 or more Association Board meetings and/or Association membership meetings during the prior two years? _____ If yes, please specify the dates and nature of each meeting, i.e., Board meeting or annual meeting _____

- (6) Successful completion of three units of course work on the subject of community associations during the prior two years at an accredited college or university? _____ If yes, provide name and address of college/university, instructor(s)' name(s), dates of attendance, and the name(s) of the course(s)

- (7) Attendance at an association training program for potential Board candidates (not applicable/none offered to date)

Please attach additional proof of your qualifying experience, education and/or prior Association involvement claimed. Any questions regarding the sufficiency of the proof provided shall be conclusively determined by the duly appointed election inspector.

In addition, you may submit a 150-word statement per 2.c of the rules:

"The candidacy form will include the opportunity for each candidate to submit a 150-word written statement which is reasonably related to the election, including advocating a point of view. Candidate's statements for qualified candidates will be included with the Association's mailing of the Notice and Ballot materials. (The statements will also be posted on the common area bulletin board and on the Association's web site.) The Association will not edit or redact these statements but may reject any statement that exceeds 150 words. The Association may include a statement specifying that the candidate is responsible for that content."

PLEASE ATTACH YOUR 150-WORD CANDIDATE STATEMENT ON A SEPARATE PAGE.

PLEASE CALL General Manager Betty Roth with any questions regarding this form: 951-924-2249

The deadline to return this completed form is Friday, December 13, 2019 by 12:00 noon. Please use the fillable statement available online at <https://hoaelections.net/sunnymeadselfnominationform> or fax, mail or hand-deliver to Sunnymead Ranch Planned Community Association, 23600 Sunnymead Ranch Parkway, Moreno Valley, California, 92557; Fax No.: 951-924-4652. You may submit a photo in jpeg form to: info@hoaelections.com.

Disclaimer: The candidate, and not the Association, is responsible for the content of this Candidate Application

Certificate by Candidate

I certify that I am the record owner of the property identified above and that I have accurately set forth my qualifications to be a candidate listed on the Association's annual election ballot.

Dated: _____

Signature _____

DECEMBER 2019

SUN

MON

TUE

WED

THU

FRI

SAT

1	2	3	4	5	6	7
Clubhouse & Picnics Unavailable						
Office Closed			Clubhouse Unavailable			
		10am - Yoga 7pm - Bridge Club	6pm - Exec Comm Regular Session	10am - Hand & Foot 10am - Yoga	10am - Hand & Foot	
8 Clubhouse & Picnics Unavailable	9	10 Office Closed at Noon 10am - Yoga 12pm - Office Closed 7pm - Bridge Club	11	12 10am - Hand & Foot 10am - Yoga	13 10am - Hand & Foot	14 Private Party
15 Private Party 3pm - Bid Whist	16 7pm - Hospitality Comm. 10am - Yoga 7pm - Bridge Club	17 10am - Yoga 7pm - Bridge Club	18 6pm - Sunnymead Ranch Social	19 10am - Hand & Foot 10am - Yoga	20 10am - Hand & Foot	21 Picnic Tot Lot Private Party
22	23	24 Office Closed	25	26 10am - Hand & Foot 10am - Yoga	27 10am - Hand & Foot	28 Clubhouse & Picnics Unavailable 10am - Hand & Foot
29	30	31	1			
Clubhouse & Picnics Unavailable						
	Clubhouse Unavailable/ Closed	Office Closed	New Year's Eve Party (Adult)			

HOME OF THE MONTH



Avalon Management is sponsoring the Sunnymead Ranch Home of the Month. Recipients are awarded a \$100.00 gift card from a home improvement store. Homes considered could be homes that are meticulously maintained and display a real pride of ownership, or they might even be a home previously in violation where the owners have made extreme improvements in the appearance. For the month of December, the \$100.00 gift card is awarded to 10816 Anemone Circle. Congratulations!

Pick up your certificate and gift card in the office after the 15th of the month!

IMPORTANT NUMBERS

<p>SUNNYMEAD RANCH PLANNED COMMUNITY ASSOCIATION</p> <p>23600 Sunnymead Ranch Parkway Moreno Valley, CA 92557</p> <p>Office.....951-924-2249 Office Fax.....951-924-4652 Avalon Mgmt Group.....800-342-7213 Front Gate and After Hours.....951-242-6989 E-Mail.....info@mysunnymead.com Website.....www.mysunnymead.com</p> <p>ASSOCIATION MANAGEMENT</p> <p>Finance.....Avalon Management Group General Manager.....Betty Roth Office Administrator..... Kim Bass Office Administrator..... Julia Wirth Office Administrator..... Carrie Tormey Custodian.....Don O'Neill Custodian.....Bob Hay</p> <p>COMMITTEES</p> <p>Activities.....Renee Osburn/ Carolyn Goler Architectural.....Grace Jimenez Camp Nights.....Sunny Williams Hospitality.....Sonnie Kenney Landscape.....David Clark RV LotBob Baker</p>	<p>BOARD OF DIRECTORS</p> <p>George Gallanes.....President george@mysunnymead.com David Clark.....Vice President d.clark@mysunnymead.com Robert Riddick.....Treasurer r.riddick@mysunnymead.com Renee Osburn.....Secretary renee@mysunnymead.com Sunny Williams.....Director s.williams@mysunnymead.com</p> <p>LAKE CLUB OFFICE HOURS</p> <p>Monday, Tuesday, Thursday.....9:00 a.m.-6:00 p.m. Wednesday and Friday.....9:00 a.m. - 12:00 p.m. Most Saturdays.....9:00 a.m. - 2:00 p.m.</p> <p>CITY SERVICE NUMBERS</p> <p>Police (non-emergency)....951-247-8700 Riverside Co. Sheriff....951-776-1099 Police emer.-cell phone....951-684-0911 Abandoned vehicles.....951-413-3340 Abandnd shopping carts...951-413-3330 Street light repairs.....951-413-3480 Code Enforcement.....951-413-3340 Animal Control.....951-413-3790 Social Security Office.....951-656-6684 Moreno Valley.....951-413-3000 GRAFFITI HOTLINE.....951-413-3171 City Website: http:// www.moval.org</p>	<p>ARCHITECTURAL SUBMISSION DEADLINE</p> <p>6:00 pm the Thursday prior to meeting which are on the first and third Tuesdays</p> <p>ROUND-UP SUBMISSION DEADLINE</p> <p>First Thursday of the Month</p> <p>FITNESS CENTER HOURS</p> <p>6 am – Midnight (Closed daily 1:00 pm – 2:00 pm for cleaning)</p> <p>STANDING MEETINGS</p> <p>Board of Directors Meeting 6:00 pm Fourth Wednesday of the Month Architectural.....5:30 pm First and Third Tuesday of the Month</p> <p>CLUB MEETINGS</p> <p>Bid Whist.....3:00 pm Third Sunday of the Month Bucks and Does.....6:00 pm Third Wednesday of the Month Bridge Club.....7:00 pm Every Tuesday Canasta.....10:00 am Every Thursday & Friday Yoga.....10:00am Tuesday & Thursday</p>
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NEW MOBILE APP ANNOUNCEMENT!

We are happy to announce that we have upgraded our mobile app for Sunnymead Ranch and it is ready for immediate download. We will discontinue the old app on November 15th. Residents can use the mobile app to access association information and stay in touch with important notifications from your community.

From your mobile device, you can download the app by clicking: http://app.appnotch.com//converter/download/storetenant/18552?_branch_match_id=325868968091540834

Or you can go to your community website at: <http://www.mysunnymead.com/> scroll to the bottom and tap on "Download Our App"

Here is a short video that explains how to use the app: <https://www.avalonweb.com/community-base-tutorial.html>

This app is provided free of charge from Avalon Management for your convenience.

Download the app now to stay connected!
Avalon Management, as Agent for Sunnymead Ranch

SUNNYMEAD RANCH PLANNED COMMUNITY ASSOCIATION ANNUAL MEETING AND ELECTION 2020 REQUEST FOR CANDIDATES – SELF NOMINATION FORM

The time is drawing near for the Association Board elections. If you are interested in running for the Board, we have made available a Request for Candidates – Self Nomination form online through the HOA Elections of California. The link is <https://hoaelections.net/sunnymeadselfnominationform>. The Association is always looking for interested homeowners to serve the community. Please take time to consider running for one of these valuable volunteer positions. The Board consists of five (5) members who are elected by the membership. Two (2) Board seats are up for election in February, 2020. The successful Board candidates receiving the two (2) highest vote totals will be elected to (2) year terms. You must be a homeowner of record; properly registered; in good standing and meet the requirements put forth in the Restated and Amended Membership Meeting and Voting Rules of August 23, 2017 to run for your Board of Directors. Attendance is required at regularly scheduled Board meetings and at specially called meetings. The Board of Directors meet in the evening twice at a month, at minimum, to conduct the business of the Association. The meetings can last 3-4 hours. Your Candidate's application will need to be submitted either online, the link is a fillable form at <https://hoaelections.net/sunnymeadselfnominationform> or fax, mail or hand-deliver to Sunnymead Ranch Planned Community Association no later than, Friday, December 13, 2019 by 12:00 p.m. (noon) in order to be included on the ballot. You may also include a headshot in a jpeg format to HOA Elections of California, email address info@hoaelections.com. There is also a Candidates Forum scheduled for Saturday, January 25, 2020 at 2:00 p.m. in the clubhouse. Attending Candidate's will answer questions submitted by homeowners to the mediators of the Forum.

**Our Monthly Publications Cover Over 15,000 Homes
Each Month in the Communities Below.**

**The Pass Area
Business Directory**

is delivered to up to 5,000 homes and businesses in the Pass Area to arrive by the 1st of each month.



The Newsletters shown below are delivered to the following communities each month.

The East End Newsletter
The East Highlands Ranch Community in Highland.

The View Newsletter
The Sun City Community in Apple Valley.

The Round-Up Newsletter
The Sunnymead Ranch Community in Moreno Valley.

The Solera Gazette Newsletter
The Solera Oak Valley Green Community in Beaumont.



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O Come, Let Us Adore Him

DECEMBER 1 ♦ 11:00 A.M.

FIRST SUNDAY OF ADVENT

DECEMBER 8 ♦ 11:00 A.M.

CHILDREN'S CHRISTMAS PAGEANT

DECEMBER 15 ♦ 11:00 A.M.

CHRISTMAS CANTATA

DECEMBER 24 ♦ 7:00 P.M.

CHRISTMAS EVE SERVICE

DECEMBER 29 ♦ 11:00 A.M.

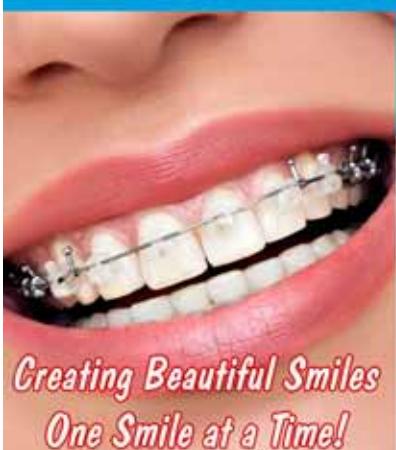
OUR 34TH ANNIVERSARY

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THURSDAY: 8:00 AM - 5:00 PM
FRIDAY: 8:00 AM - 5:00 PM
SATURDAY: BY APPOINTMENT

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SUNNYMEAD RANCH MARKET UPDATE

ALL PROPERTIES THAT SOLD IN THE MONTH OF SEPTEMBER, OCTOBER AND NOVEMBER

ADDRESS	SOLD PRICE	BED / BATH	SQFT	DAYS ON MARKET
10212 Via Apolina	\$355,000	4/3	1983	6
10262 Via Pastoral	\$374,900	4/3	1983	16
24120 Valley Glen Cir	\$452,000	4/3	2415	34
10337 Emu Ct	\$409,961	4/3	2416	31
23762 Waterleaf Cir	\$380,000	4/3	2012	5
10038 Deep Canyon Rd	\$376,900	4/3	2284	5
24743 Covey Rd	\$479,000	5/3	3021	17
23553 Rose Meadow Ct	\$391,000	4/2	1570	11
10105 Arrow Leaf	\$370,000	4/3	2128	18
10820 Elm Field Rd	\$374,900	4/3	1716	7
10250 Coral Ln	\$414,900	5/3	2696	42
10720 Park Rim Cir	\$370,000	4/2	1921	22
23638 Tonada Ln	\$347,000	3/3	1725	1
24631 Shagbark Rd	\$370,000	4/3	1716	2
23969 Brittlebush Cir	\$470,000	4/3	2532	7
10739 Village Rd	\$378,000	4/3	2002	15
23197 Freesia Place	\$350,640	3/3	1772	0
10693 Breezy Meadow Dr	\$382,000	4/3	2002	3
24104 Old Country Rd	\$378,000	3/2	1667	7
24163 Barley Rd	\$425,000	4/3	2528	32
10887 Noblewood Rd	\$349,900	3/2	1717	12
10511 Mendoza Rd	\$375,000	4/3	1924	28
10756 Mendoza Rd	\$293,500	5/3	2286	0
23671 Redbank Dr	\$375,000	4/3	2004	22
10294 Via Pastoral	\$345,000	3/3	1600	16
23628 Lake Valley Dr	\$347,000	4/2	1570	12



"We were extremely happy with the choice we made to use Gabby and her staff for the sale of our home. They were always professional and extremely knowledgeable about our area and the home values. They made the sell of our home a good experience not a stressful one. We would recommend Gabby and her staff to anyone who wants to sell or buy a home."

- Don and Marilyn Roy



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10820 Elm Field Rd
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SOLD FOR \$374,900



10731 Park Rim Cir
5 bed 3 bath 2,415 sqft
10 Days on Market
SOLD FOR \$425,000



10186 Beachcomber St
4 bed 3 bath 2,071 sqft
5 Days on Market
SOLD FOR \$427,000



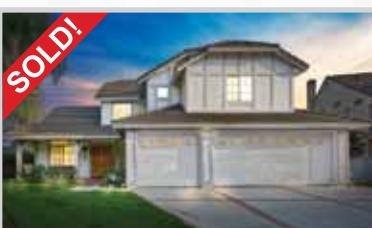
10212 Via Apolina
4 bed 3 bath 1,983 sqft
6 Days on Market
SOLD FOR \$355,000



10098 Thrasher Cir
3 bed 2.5 bath 2,150 sqft
3 Days on Market
SOLD FOR \$366,000



10850 Village Rd
5 bed 3 bath 2,286 sqft
7 Days on Market
SOLD FOR \$389,500



10209 Caribou Cir
4 bed 3 bath 2,623 sqft
11 Days on Market
SOLD FOR \$430,000



23776 Coldwater Ct
4 bed 3 bath 2,780 sqft
26 Days on Market
SOLD FOR \$417,500



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