



## LAKE CLUB FACILITY CLOSURE

### UPDATE – 4/2/2020

## THE LAKE CLUB FACILITY WILL BE COMPLETELY CLOSED DUE TO THE STATE AND FEDERAL MANDATES FOR CO- VID-19 UNTIL FURTHER NOTICE

Based on the most current guidelines, these closures have been extended. As of today, the following is in effect:

All Lake Club amenities and facilities are closed, including but not limited to, the office, Clubhouse, parking lot, courts, fishing lake, playgrounds, walking trails, etc.

The office staff is available by phone and email to assist you during regular office hours. There is a drop box located in the door of the gate station which is available at all times for paperwork and payments (no cash).

We hope that you and your families remain healthy and safe.

Thank you for your understanding.

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# We Love **SUNNYMEAD** Ranch!



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**“Some agents say they’re the best, but in Sunnymead Ranch we’ll show you why we are. How? Because we consistently go above your expectations!”**

***Steve & Nanette  
Deeble***

## TO ALL OUR NEIGHBORS

“Our thoughts and prayers are with everyone during this trying time. Once this ends, and it will end, we will all be back in full force. In the meantime if you have any questions, please call us anytime. We have been with you for over 30 years and we will continue to be with you every day!”



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## BOARD MESSAGE

Dear Homeowners,

As you know, we are in the midst of a very difficult and unprecedented situation that impacts all of us as homeowners, community members, and citizens.

In accordance with the mandates dictated by the Governor of the State of California, your Board of Directors, made the decision to close the community's facilities, including the lake, walking trails, basketball and tennis courts, playgrounds, etc. Following these mandates also helps to stop the spread of the coronavirus by not encouraging people to congregate.

None of this is easy and we understand how challenging it is for everyone. Please be assured that these decisions are not made lightly by your Board of Directors.

As an Association, we want to address how our community members feel, while also upholding our legal responsibility to continue to pay vendors, staff, and utilities, etc. For example; while the pool is temporarily closed, pool service continues, as does other essential services, which play an important role in maintaining our Association.

Sunnymead Ranch is a community but is also a business and monthly assessments are its sole source of revenue. It is also

important to note that the Board is required by our CC&Rs to continue collecting monthly assessments.

That being said, the Board of Directors understands that these are extraordinary times and some homeowner's income may have been impacted due to this crisis. In those instances, the Board of Directors will review account requests on a case-by-case basis. For those impacted homeowners, please submit a written request, with supporting documentation, to the email shown below. The Board will review your request at the next applicable meeting, and you will receive a written response after that meeting.

As a community, we are all in this together. We hope that you and your families are healthy and safe. We will continue to keep you informed as situations change.

Questions, concerns and requests for account review should be made via email to: [Manager@MySunnymead.com](mailto:Manager@MySunnymead.com)

Thank you and warmest regards,  
Sunnymead Ranch PCA Board of Directors

Happy  
Mother's  
Day



# 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.**

## **Pet Droppings in the Community**

Your neighbors are asking all pet owners to please be very courteous and pick up all pet droppings from your pets as you walk them through the Association's neighborhoods. Several complaints have come our way regarding this issue. It is so important to keep the neighborhoods looking good and show kindness to everyone else who are walking through our beautiful community. Thank you in advance for your cooperation in this matter. It is also important to keep your pets on a leash when walking the community streets for everyone's safety. Do not let your pets run loose through the neighborhoods. Make sure that your fences are secure so that your pets are secure.

## **Entry through the Pedestrian Gate on Sunnymead Ranch Parkway**

The Pedestrian gate near the Veteran's Garden requires an access card for entry. It is unable to be opened with a key. You may actually damage your key if you use it on the Pedestrian Gate on Sunnymead Ranch Parkway.

## **Association's Tree Trim Policy**

The Board of Directors has approved and adopted the following policy for tree trimming and removal of common area trees:

The Association has trees which were planted in the early years and, therefore, have come to be very mature and beautiful. The Association will not be removing any of these trees unless they are diseased or pose a safety hazard to the community.

The Association has the trimming of all of the trees in the common area on a three (3) year tree trimming rotation where all trees are trimmed at least once in three (3) years beginning in the fall. Several varieties of trees may be trimmed every year. Unless a tree poses a safety hazard to a residence, the tree will not be trimmed until its time in the tree trimming rotation. This is how the Association is able to keep the trees looking great and within the Association's budget as there are additional charges to the Association when a tree trimmer comes out with his heavy equipment and trims outside the tree trimming rotation.

The Association will assess requests for tree trimming if branches that are significantly hanging over into the yard of a residence. This will be reviewed by the Board on a case by case basis.

## **Things Your Burglar Won't Tell You (Part II)**

This is actually a great list filled with some tips that you may have never thought of, so we are passing this along for your review. It is a lengthy list so I will put a few in each of the upcoming newsletters:

Things your burglar won't tell you:

- If decorative glass is part of your front entrance, don't let your alarm company install the control pad where I can see if it is set. That makes it too easy.
- A good security company alarms the window over the sink. And the windows on the second floor, which often access the master bedroom...and your jewelry. It's not a bad idea to put motion detectors up there too.
- It's raining, you're fumbling with your umbrella and you forget to lock your door – understandable. But understand this: I don't take a day off because of bad weather.
- I always knock first. If you answer, I'll ask for directions somewhere or offer to clean your gutters. (Don't take me up on it!).
- Do you really think I won't look in your sock drawer? I always check dresser drawers, the bedside table, and the medicine cabinet...

To be continued again

## **Association Approved House Colors**

The Board has approved a set of house colors which will be considered pre-approved when submitting an Architectural Application for the painting of your home. There still needs to be an application submitted; however, with the approved colors you will be more apt to have the application approved quickly. If you would still like other colors to be reviewed; the committee will make their decisions on other colors on a case by case basis.



## Calendar of Events 2020

|                    |          |           |  |
|--------------------|----------|-----------|--|
| 5/2/2020           | CANCELED | Saturday  | Fashion Show                                 |
| 5/16/2020          | CANCELED | 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)           |

### 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/store-tenant/18552?\\_branch\\_match\\_id=325868968091540834](http://app.appnotch.com//converter/download/store-tenant/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

Stay Connected!

- Get Notified of events
- Report a problem

Download the app now!

Download our Mobile App from [www.MySunnymead.com](http://www.MySunnymead.com) or use the QR code below:

Works on both Android and Apple devices

# HOSPITALITY COMMITTEE



April brought us some showers but it also brought us 7 new homeowners. The Hospitality Committee welcomes you and invites you to check out all our amenities and beautiful surroundings.

We know you will be busy getting settled in but we hope you will take time to enjoy the clubhouse and get acquainted. We suggest all new homeowners to attend the Open Forum which is a meeting with the Board of Directors. This meeting is open to all homeowners and this meeting will let you know exactly what project our Board is currently working on. It will give you an overall picture of what the Board of Directors do to maintain our beautiful community. These meetings are held on the 4th Wednesday of the month at 6pm in the clubhouse. You are able to ask questions and voice your concerns before the Board. Because of the COVID-19 situation, the clubhouse is currently closed. BUT, happier days will be coming soon and all meetings will be held as usual. Keep watching your Round-Up for more updates.

Our committee members will be delivering welcome tote bags to all new members. However, we currently have put a hold on these deliveries, again due to COVID-19. Hopefully we will all get back on a “normal” schedule in the near future..

We try to advise new homeowners that if you want to do any

## Dear Sunnymead Ranch Homeowner Members:

1. Due to an upcoming change in Civil Code (effective January 1, 2020), any Association Member may request to inspect an Association “membership list”.
2. The “membership list” will include information that you may consider private but that may be used by other Association Members. This information includes: Name, Property Address, Mailing Address and Email Address.
3. The Association is reminding members of their ability to “opt out” of providing your personal and private information to other members pursuant to Civil Code Section 5220.

remodeling on outside of home such as painting or putting in a patio, new landscaping etc, you must fill out an application for this work and submit it to the Architectural Committee for approval. I believe this is also going on during the COVID-19 situation. You can call the office and the staff will advise you regarding the application.

The Hospitality Committee had been working on presenting our Luncheon/Fashion show for May 2, at noon but unfortunately we had to postpone it because of the COVID-19. It is unknown at this time if we will be able to reset the date for later in the year or perhaps cancel it altogether and plan it for May again next year. We will certainly keep everyone advised in the next few monthly articles.

In the meantime, I hope everyone stays in and stays safe. Don’t forget your masks when you do have to leave your home. I have found that we have several very talented ladies in our community that have been making beautiful masks and I thank all of you talented ladies for your hard work and concern.

Sonnie Kenney,  
Chairperson.



4. Opting Out  
You may “opt out”, if you do not wish to have your private information (Name, Property Address, Mailing Address, and Email Address) included on the “membership list” requested by other members

**TO “OPT OUT”, YOU MUST SEND AN EMAIL TO [INFO@MYSUNNYMEAD.COM](mailto:INFO@MYSUNNYMEAD.COM) PROVIDING SUNNYMEAD RANCH PCA WITH YOUR NAME AND PROPERTY ADDRESS AS WELL AS STATING THAT YOU ARE OPTING OUT.**

Thank you for your attention to this matter.

# TREASURER'S REPORT

# RANCH SOCIAL CLUB

The following is balance sheet summary for the association as of January 31, 2020.

| Assets             |                 |
|--------------------|-----------------|
| Member Receivables | \$ 157,064.99   |
| Total Cash         | \$ 4,409,829.33 |
| Total Other Assets | \$ 24,094.37    |
| Total Assets       | \$ 4,590,988.69 |

| Liabilities            |                 |
|------------------------|-----------------|
| Liabilities            | \$ 228,823.27   |
| Fund Balances          | \$ 3,538,917.10 |
| Members Equity/Deficit | \$ 823,248.32   |
|                        |                 |
| Total Liabilities      | \$ 4,590,988.69 |

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

It is April 2, 2020 and as I sit down to write my May Roundup article, I recalled my April article. In it I am sharing the great time the members of the SMR Social Club had enjoying Taco Tuesday at Margarita Grill on February 18, 2020. The evening was wonderful – great company and delicious food.

Then life as we knew it changed drastically thanks to **Coronavirus pandemic!**

This morning, I woke up to read “there are more than 1 million cases of coronavirus globally according to John Hopkins University”.

Now I will not spend this precious time quoting how bad things looks. There are enough others doing that!

Instead I will share another headline - **MORENO VALLEY, Calif. (April 2, 2020)** -- As a sign of the gratitude and admiration felt by residents of Moreno Valley for healthcare workers on the front lines of the battle to contain the spread of coronavirus and treat those infected, the City will light its iconic “M” on Box Springs Mountain in blue and white each Saturday evening through April.

The “M” will be lighted blue for six seconds, then white for six seconds, repeatedly each Saturday in April from dusk to midnight. The six-second lightings are intended to serve as a reminder of how residents can continue to support the virus-containment effort by maintaining a six-foot social distance.

Allow me to share more good news:

- **Most people with COVID-19 recover.** Estimates now suggest that 99% of people infected with the virus that causes COVID-19 will recover.
- **Scientists around the world are looking for a coronavirus vaccine.**
- **The internet exists.** We currently have ways to practice social distancing that preserve at least some social and medical connections. People in isolation or quarantine can ask for help, visit friends, “see” family and doctors virtually, and provide updates on their condition.

Now I have no idea how long it will take to eradicate this virus but **I know we will!** Until then let's continue to celebrate life, birthdays, anniversaries and other events

May Birthdays: Mit 5/11. Previous omitted Diane W 3-1, Robin 3-24 Sofia 4-29

May Anniversaries: Ed & Mary 5-3 Previous omitted Mit & Sofia 2-14, and Greg & Sumeet 2-18.

**Hope is the power of being cheerful in circumstances that we know to be desperate.**

**G.K. Chesterton**

**We look forward to seeing you as soon as we can!**



# MAY 2020

SUN

MON

TUE

WED

THU

FRI

SAT

|   |                                       |  |                                     |  |  |  |
|---|---------------------------------------|--|-------------------------------------|--|--|--|
|   |                                       |  |                                     |  | 1<br>Clubhouse Unavailable<br>10am - Cancelled-<br>Hand & Foot | 2<br>CANCELED-<br>Fashion Show                               |
| 3<br>Clubhouse<br>Unavailable                             | 4                                     | 5<br>Architectural<br>Meeting<br>10am - Cancelled-<br>Yoga<br>7pm - Cancelled-<br>Bridge Club    | 6                                   | 7<br>10am - Cancelled-<br>Hand & Foot<br>10am - Cancelled-<br>Yoga   | 8<br>10am - Cancelled-<br>Hand & Foot                          | 9<br>Clubhouse<br>& Picnics<br>Unavailable                   |
| 10<br>Clubhouse<br>& Picnics<br>Unavailable               | 11                                    | 12 10am -<br>Cancelled-Yoga<br>7pm - Cancelled-<br>Bridge Club<br>12 Noon - Executive<br>Meeting | 13                                  | 14 10am - Can-<br>celled-Hand & Foot<br>10am - Cancelled-Yoga<br>6p ARC<br>App Submission<br>Deadline<br>Canceled 6p RV<br>Committee     | 15<br>10am - Cancelled-<br>Hand & Foot                         | 16<br>Cancelled-<br>Memorial Day<br>Clubhouse<br>Unavailable |
| 17<br>3pm - Cancelled-<br>Bid Whist                       | 18<br>7pm - Cancelled-<br>Hospitality | 19<br>Architectural<br>Meeting<br>10am - Cancelled-<br>Yoga<br>7pm - Cancelled-<br>Bridge Club   | 20<br>6pm - Cancelled-<br>Sunnymead | 21<br>10am - Cancelled-<br>Hand & Foot<br>10am - Cancelled-<br>Yoga  | 22<br>10am - Cancelled-<br>Hand & Foot                         | 23<br>Clubhouse<br>& Picnics<br>Unavailable<br>Office Closed |
| 24<br>Office Closed<br>Clubhouse & Picnics<br>Unavailable | 25                                    | 26<br>10am - Cancelled-<br>Yoga<br>6pm - BoD Mtg<br>7pm - Cancelled-<br>Bridge Club              | 27                                  | 28 10am - Can-<br>celled-Hand & Foot<br>10am - Cancelled-Yoga<br>10:30am - Cancelled-<br>Cooking<br>6p ARC App<br>Submission<br>Deadline | 29<br>10am - Cancelled-<br>Hand & Foot                         | 30<br>Private Party  |
| 31<br>Private Party                                       |                                       |  |                                     |  |  |  |

## 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 May, the \$100.00 gift card is awarded to 10813 Breezy Meadow Drive. Congratulations!

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

# IMPORTANT NUMBERS

## SUNNYMEAD RANCH PLANNED COMMUNITY ASSOCIATION

23600 Sunnymead Ranch Parkway  
Moreno Valley, CA 92557

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

### ASSOCIATION MANAGEMENT

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

### COMMITTEES

Activities.....Renee Osburn/  
Carolyn Goler  
Architectural.....Grace Jimenez  
Camp Nights.....Sunny Williams  
Hospitality.....Sonnie Kenney  
Landscape.....David Clark  
RV Lot .....Bob Baker

## BOARD OF DIRECTORS

David Clark.....President  
[d.clark@mysunnymead.com](mailto:d.clark@mysunnymead.com)  
Sunny Williams.....Vice President  
[s.williams@mysunnymead.com](mailto:s.williams@mysunnymead.com)  
Mona Stallworth.....Treasurer  
[mona@mysunnymead.com](mailto:mona@mysunnymead.com)  
Robert Riddick.....Secretary  
[r.riddick@mysunnymead.com](mailto:r.riddick@mysunnymead.com)  
Renee Osburn.....Director  
[renee@mysunnymead.com](mailto:renee@mysunnymead.com)

### LAKE CLUB OFFICE HOURS

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.

### CITY SERVICE NUMBERS

Police (non-emergency)....951-247-8700  
Riverside Co. Sherriff.....951-776-1099  
Police emer.-cell phone....951-684-0911  
Abandoned vehicles.....951-413-3340  
Abandoned 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](http://www.moval.org)

## ARCHITECTURAL SUBMISSION DEADLINE

6:00 pm the Thursday prior to meeting  
which are on the first and third Tuesdays

### ROUND-UP SUBMISSION DEADLINE

First Thursday of the Month

### FITNESS CENTER HOURS

6 am – Midnight  
(Closed daily 1:00 pm – 2:00 pm for cleaning)

### STANDING MEETINGS

Board of Directors Meeting 6:00 pm  
Fourth Wednesday of the Month  
Architectural.....5:30 pm  
First and Third Tuesday of the Month

### CLUB MEETINGS

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

## INVESTOR HOME REPAIRS REO, FORECLOSURE REPAIR INITIAL SERVICES - CONSTRUCTION



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Cell: (951) 317-2168

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



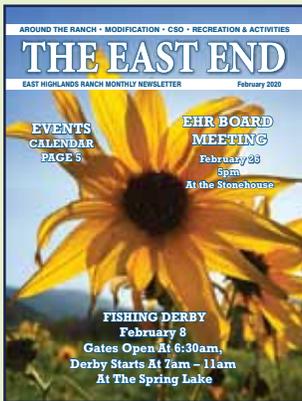
**The Newsletters shown below are delivered to the following communities each month.**

**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.



**LITHOPASS  
Printing**

**(951) 849-5803  
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99 S San Geronio Ave. Banning, CA 92220

**Contact Bob Boatman @ 951.205.9614  
or bobboatmanlitho@aol.com**

# Sunnymead Ranch Dental Center

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CONSULTS**



**BRACES OR  
INVISALIGN!**

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SPECIAL  
\$799**

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consultation

expires 4/30/2020

23569 SUNNYMEAD RANCH PKWY STE A  
MORENO VALLEY, CALIFORNIA 92557

**PHONE: (951) 242-8282**

[WWW.SUNNYMEADRANCHDENTAL.COM](http://WWW.SUNNYMEADRANCHDENTAL.COM)

OFFICE HOURS:

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

FINANCING AVAILABLE



**#1 THING WE WANT YOU TO KNOW:  
WE HAVE A LOW EVICTION RATE IN  
SUNNYMEAD RANCH AND HIDDEN SPRING!**

**YOUR HOME GETS THE WIDEST EXPOSURE.  
SEEN OUR TV ADS?**

DON'T MAKE A DECISION UNTIL YOU SEE OUR FACT SHEET.

**WE DO DIRECT DEPOSIT**

**IMPORTANT: WE DO NOT ALLOW TENANTS TO  
VIEW INSIDE OF HOUSES ON THEIR OWN!  
VISIT OUR WEB SITE [WWW.IEHOUSES.COM](http://WWW.IEHOUSES.COM), OR CALL:**

**951-247-2100**

**iehouses**

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dba Statewide Property Services, Inc.



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[drdroad@me.com](mailto:drdroad@me.com)



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# Thinking of Buying or Selling?

*Our knowledge of the home buying process, negotiation skills and familiarity with the area you want to live in can be extremely valuable!*



**Joyce A. Hurst, Broker**  
DRE: 01179696

**Joyce's Tax Service**  
CTEC: A226876  
PTIN: P01329815

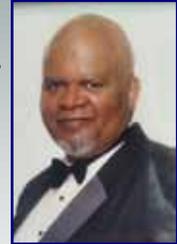
Cell: (951) 318-4289



**HURST**  
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**Paul A. Hurst Sr., Broker**  
DRE: 01094824

Cell: (951) 312-0391



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|   |    |  |
|---|----|--|
| <p><b>Chem-Dry</b></p> <ol style="list-style-type: none"> <li>1. Dries in 1-2 Hours</li> <li>2. 100% Safe &amp; Non-Toxic</li> <li>3. Stains Permanently Removed</li> <li>4. Leaves no sticky or Dirt-attracting residue</li> </ol> | vs | <p><b>Wet Steam</b></p> <ol style="list-style-type: none"> <li>1. Long, Long Dry Times</li> <li>2. May Use Harsh Chemicals</li> <li>3. Stains May Come Back</li> <li>4. May Use Soap or Shampoo</li> </ol> |
|---|----|--|



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\*Limit 2. Expires 5/31/20

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**3 or More Room Special \$40** (each room)  
Regular \$80

**2 Rooms Special - \$50 (each room)**  
**1 Room - \$80 (each)**

Each room up to 200 sq. ft. Stairs extra. Deep cleaning is Hot Carbonated Extraction (HCE). \$10 environmental waste fee applies. Expires 5/31/20.

Carpet Cleaning Coupons  
Original Maintenance Clean

**3 or More Room Special \$30** (each room)  
Regular \$60

**2 Rooms Special - \$40 (each room)**  
**1 Room - \$60 (each)**

Each room up to 200 sq. ft. Stairs extra. Maintenance Cleaning is tank & buffer dry cleaning. \$10 environmental waste fee applies. Expires 5/31/20.

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1. Reputation - Best value carpet care since 2004
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3. Education - 5 Star Master Certified Techs are always learning
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FREE Pet Odor Evaluation with any cleaning - Check out the back of this flyer for your 10 minutes of Free Cleaning!

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## HIRE A LOCAL SUNNYMEAD RANCH NEIGHBORHOOD EXPERT TO SELL YOUR HOME!!

### SUNNYMEAD RANCH MARKET UPDATE

ALL PROPERTIES THAT SOLD IN THE MONTH OF JANUARY, FEBRUARY AND MARCH

| ADDRESS                 | SOLD PRICE | BED / BATH | SQFT | DAYS ON MARKET |
|-------------------------|------------|------------|------|----------------|
| 23411 Via Montego       | \$318,000  | 3/2        | 1285 | 7              |
| 10821 Mendoza Rd        | \$320,000  | 4/2        | 1749 | 97             |
| 24040 Old Country Rd    | \$320,000  | 4/3        | 2264 | 92             |
| 24078 Ironbark Rd       | \$347,900  | 3/2        | 1667 | 10             |
| 23669 Breezy Meadow Ct  | \$350,000  | 4/3        | 2071 | 26             |
| 24527 Wind Flower Dr    | \$354,000  | 4/3        | 1707 | 73             |
| 10801 Village Rd        | \$360,000  | 4/2        | 1570 | 41             |
| 23967 Pine Smoke Pl     | \$363,000  | 4/3        | 2222 | 50             |
| 10599 Willow Creek Rd   | \$368,000  | 4/3        | 2222 | 38             |
| 23930 Pine Field Dr     | \$370,000  | 4/3        | 2004 | 100            |
| 23629 Tonada Ln         | \$375,000  | 4/3        | 1924 | 29             |
| 10228 Via Pavon         | \$376,000  | 4/3        | 1783 | 77             |
| 23883 Bouquet Canyon Pl | \$380,000  | 4/3        | 2020 | 30             |
| 10401 Via Apolina       | \$380,000  | 4/3        | 1783 | 41             |
| 23591 Lake Valley Dr    | \$380,000  | 4/3        | 2051 | 40             |
| 23282 Stony Creek Way   | \$382,000  | 3/3        | 2279 | 104            |
| 10101 Mallow Dr         | \$387,000  | 4/3        | 2150 | 4              |
| 10165 Coral Ln          | \$389,000  | 3/3        | 2418 | 16             |
| 24223 Harvest Rd        | \$389,000  | 3/2        | 1667 | 58             |
| 10053 Thornbird Ct      | \$389,900  | 4/3        | 2150 | 6              |
| 23385 Evening Snow      | \$390,000  | 4/3        | 2258 | 28             |
| 10937 Fenton Rd         | \$395,000  | 3/2        | 1667 | 12             |
| 23322 Stony Creek Way   | \$409,000  | 4/3        | 2002 | 5              |
| 24460 Old Country Rd    | \$410,000  | 4/3        | 2528 | 86             |
| 10442 Watercress Cir    | \$415,000  | 4/3        | 2363 | 13             |
| 24404 Barley Rd         | \$425,000  | 4/3        | 2528 | 12             |
| 23571 Rose Meadow Ct    | \$440,000  | 5/3        | 2193 | 5              |
| 24840 Evening Shadow Ct | \$475,000  | 4/3        | 2481 | 7              |
| 23952 Staghorn Cir      | \$512,000  | 4/3        | 2577 | 11             |
| 23709 Blackbird Cir     | \$525,000  | 4/3        | 2780 | 23             |



"Before listing the property, Gabriela did extensive research to provide statistics to help set the sales price. She was thorough in explaining the marketing and sales process. I accepted an offer in five days. Gabriela sent a flyer to neighbors and immediate community giving an update on the offer and that the home was in escrow. Many people let me know how much they appreciated getting that information. Gabriela was always available to answer questions and keep me updated. I thoroughly enjoyed working with Gabriela and highly recommend her to anyone buying or selling a home." - Maxphillips94

#### WHAT'S YOUR HOME WORTH?

SEARCH

SunnymeadRanchHomeValues.com

GABRIELA HANSON 951.488.8025

BRE# 01761693 | BROKER CalBRE # 01927637  
27150 Eucalyptus Avenue, Ste. A, Moreno Valley, CA 92555





**MY TEAM HAS HELP BUY AND SELL**

*37 homes thus far in 2020*

**24840 EVENING SHADOW COURT**  
4 bed 3 bath 2,481 sqft 7 Days on Market  
**SOLD FOR \$475,000**



**7670 Wells Avenue**  
4 bed 2 bath 1,400 sqft  
18 Days on Market  
**SOLD FOR \$375,000**



**15416 Canyonstone Drive**  
2 bed 1 bath 854 sqft  
7 Days on Market  
**SOLD FOR \$290,000**



**1566 Sirius Court**  
4 bed 3 bath 2,557 sqft  
6 Days on Market  
**SOLD FOR \$406,000**



**23322 Stony Creek Way**  
4 bed 2.5 bath 2,002 sqft  
5 Days on Market  
**SOLD FOR \$409,000**



**13207 Wexford Avenue**  
4 bed 3.5 bath 3,385 sqft  
12 Days on Market  
**SOLD FOR \$485,000**



**22412 Hawthorn Avenue**  
4 bed 3.5 bath 2,589 sqft  
6 Days on Market  
**SOLD FOR \$421,000**



**25320 Ceremony Avenue**  
3 bed 2 bath 1,519 sqft  
14 Days on Market  
**SOLD FOR \$350,000**



**22851 Scotia Lane**  
3 bed 2 bath 1,080 sqft  
21 Days on Market  
**SOLD FOR \$323,000**

**GABRIELA HANSON 951.488.8025**





# SUNNYMEAD RANCH

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