



Sunnymead  
Ranch

# round-up

JULY 2020



# HELLO JULY

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# We Love **SUNNYMEAD** Ranch!



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*Steve & Nanette Deeble*

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# PRESIDENT'S REPORT

Hello, Sunnymead Ranch residents, the Board of Directors has been proactively working on various improvements throughout the community. A brief summary of the completed and/or pending projects:

- ☀ Landscape improvements have been completed throughout the clubhouse; new plant material has been installed by Lake Path. Colorful plant material has been planted around pool entrance and Spa area. The entrance to the clubhouse has new color. The turf around the clubhouse grounds has been fertilized. New mulch has been installed throughout the clubhouse grounds. All of the mentioned landscape improvements have been completed at no additional cost to the association, as this is part of the monthly landscape contract. The following estimates are scheduled to be completed in the upcoming month:
- ☀ Estimate #28881. This estimate consisted of installing plant material and mulch on Village Rd from Milkwood to the end of Red Bark.
- ☀ Estimate #28880. This estimate consisted of installing flats of ground cover (Pick-leweed) at the lower part of the lower Paseo on the large bare slope.
- ☀ A proposal was requested to replace all signage that is in disrepair and/or faded throughout the clubhouse grounds and the RV Lot will also have additional signage.
- ☀ Management and Board President (Myself) walked the community with three (3) General Contractors and inspected fencing that is in need of replacement and/or repair throughout the Clubhouse grounds and throughout the community. These contractors were also requested to provide a proposal to remodel the Pool rest-rooms.
- ☀ Painting throughout the Clubhouse is being completed such as light fixtures, swing set, barbecues, electrical cover boxes; this work is being completed by onsite maintenance staff which helps the associa-tion save money.
- ☀ A new clock and thermometer have been installed at the Pool area.
- ☀ A proposal has been requested to paint the fencing surrounding the Tennis courts and Basketball courts.
- ☀ New Fence Screens were purchased to replace the disrepair screens at the Basketball Courts.
- ☀ The Board approved a fish restock with large Catfish and large Black Crappie.
- ☀ The Board will be reviewing a proposal to replace the outside drinking fountain with a new one. Additionally, a proposal was requested to replace the drinking fountain inside the clubhouse with one that is able fill up water bottles.
- ☀ All maintenance supplies in being ordered through an Amazon Business account, ordering in bulk is saving the associa-tion money.
- ☀ Hand sanitizer dispensers have been installed at the Clubhouse and gym.
- ☀ The Clubhouse Parking Lot has been re-sealed
- ☀ The Board reinstated the Fishing Committee and Veterans Committee.
- ☀ The office hours have been returned to normal business hours 9am-6pm. However, the office is still not open to the mem-bership.



The Board of Directors is working hard to ensure our Sunnymead Ranch residents are proud to call this community home.

Thank you,  
Sunnymead Ranch Board President, David Clark

# OPEN FORUM QUESTIONS & RESPONSES

## **Q&A #1:**

Ques. - Why has the day of the Board of Director Meetings been changed from Wednesday to Tuesday?

Response - Changing the day for conducting Board meetings is not unusual, and most-often happens as the result of efforts to increase greater participation from the membership. When the Board has a chance to evaluate what the results of the changes are, over a period of time, they can decide to keep meeting on the new day. Or, if it looks like the day-change has had little impact on increasing that participation, a return to the former, or different day, could also be re-visited, if so decided.

## **Q&A #2:**

Ques. - How does the Board of Directors notify its membership of "official information" that has been reviewed and approved by the Board, including accomplishments, news events, and other issues?

Response - The Board uses several communications channels to share official information with our membership. These channels/sources are the only Board-approved, valid and accurate methods currently used by Sunnymead Ranch, to disseminate information to our membership. They are as follows:

- Facebook: Sunnymead Ranch PCA
- Website: [www.mysunnymead.com](http://www.mysunnymead.com)
- Mobile App: download from [www.MySunnymead.com](http://www.MySunnymead.com)
- Email: [manager@mysunnymead.com](mailto:manager@mysunnymead.com)
- E-blast: [mysunnymead.com](http://mysunnymead.com)
- Sunnymead Ranch Round-Up
- Sunnymead Ranch General Manager and office staff

Any information pertaining to Sunnymead Ranch that is published not using any of the designated communications channels listed above, are not "official", and should not be considered as such, without first verifying with Sunnymead Ranch management.

## **Q&A #3:**

Ques. - Are Board members, because of their position, exempt from following the Architectural Guidelines that are part of our governing documents?

Response - All members of the Association, including every member of the Board of Directors, are required, per our governing documents (Architectural Guidelines, CC&Rs, By-laws, Rules and Regulations) to follow these documents, without exception, as long as they are members of Sunnymead Ranch PCA.

## **Q&A #4:**

Ques. - Are there any rules to maintain your yard?

Response- Yes, the governing documents state the following; Section 7.16.Landscaping (Pg.42): Including all necessary landscaping and gardening, and properly maintain and

periodically replace when necessary the trees, plants, grass and other vegetation, if any, originally placed on such Lot. In addition, each Owner shall keep all portions of the yard on his Lot which is not subject to view from the abutting public street or streets free from weeds debris and other unsightly objects.

## **Q&A #5:**

Ques. - What can be done to assure us that our landscaping contractor does the best possible job in maintaining our common areas, especially keeping it looking clean?

Response - Periodic inspections of the landscaping work performed by our landscaping contractor are performed by the Landscaping committee, as well as by management. When issues are discovered that need to be addressed, they are brought to the attention of the contractor for correction, and monitored for continued improvement. Follow-up inspections assure that the appropriate corrections have been addressed and resolved.

## **Q&A #6:**

Ques. - When are the rear-of-property home perimeter fences that the Association is responsible for making any necessary re-painting, repair or replacement of, going to take place?

Response - When work is necessary in dealing with fences that the Association is responsible for maintaining, our process is to submit the work out for bids, to at least three individual contractors, through RFPs (Request-for-proposals). The Association has no control over how fast the bidding contractors will respond to an RFP sent to them, or whether they will even respond at all. As a result, there are often unexpected delays in getting the work done. Finally, the Board can only approve any and all contracts during a scheduled Board of Directors meeting, which can sometimes make the entire process seem like an eternity. Unfortunately, we have little control over the speed of the process, but we try our best to make it as expedient as possible, and appreciate your patience when there are delays.

## **Q&A #7:**

Ques. - What is the plan for re-opening all of the amenities, and when will they be re-opened?

Response - The Board of Directors is closely watching all of the mandates issued by the combined health agencies at the national, state, county, and city-levels of government, for guidance of when the best time to re-open is appropriate. We are also looking to make sure that all of the required health-based requirements are in-place, as well as making sure that we have developed the necessary policies that guide how we will be interacting with each other when using our amenities, once they are re-opened. None of these are "quick-fixes", and all of them require the absolute need to make sure that we've met our legal, as well as safety obligations to our members, in making sure that when we re-open, that our amenities will be a safe environment to bring our families to once again. Some

# OPEN FORUM QUESTIONS & RESPONSES

of the health-restrictions have been lifted so far. But until they are all lifted, we will continue to follow the best safety-related course of action in determining when it is safe to re-open all of our amenities.

## **Q&A #8:**

Ques. - I have concerns about specific Board members. What is the best way to express my concerns, and how will they be addressed?

Response - All of the questions regarding or directed at specific Board members, are being reviewed by our Association's legal counsel, in order to determine the most appropriate way of addressing the homeowner's concerns for asking their questions/concerns in the first place. Once legal counsel has offered their recommendations for each of the questions asked, appropriate responses will be given by the Board of Directors.

## **Q&A #9:**

Ques. - Why weren't questions submitted anonymously read during Open Forum?

Response - During a regular Open Forum portion of the Board of Directors meeting, members of the Association are required to be identified as such, before addressing the Board with their comments or questions. And they must do so in-person. During these current times and with the Board conducting virtual meetings, that process is still enforce. Questions or comments to the Board must be by a member who has been verified as

such, and prior to their questions or comments being read. The Board, at In-person Board of Director Meetings, does not accept questions or comments from anyone who can't be verified as a member, and the same rule applies to our virtual Board meetings as well.

## **Q&A #10:**

Ques. - Can you explain briefly what the process is for a new rule to be adopted by the Board?

Response - The Board considers and discusses potential new rules being adopted by the Association, when it is part of the agenda for that meeting. After discussion of any proposed new rule during that meeting, a motion could be made to vote for the review to the membership of the proposed new rule. If the motion fails to move, or is voted down, that is the end during that meeting, of any further discussion of the proposed new rule. If it moves and passes by a majority-rule, the proposed new rule is published in the Round-up for the members to see and be aware of, and comment on, if they choose to do so. After 30-days of the proposed new rule being available for review and comments, the Board can discuss it as an agenda-item, at the next Board of Director's meeting again, in order to consider a vote to adopt the proposed new rule. If a motion to adopt the proposed new rule is moved, and voted to be adopted by a majority of the Board of Directors, the proposed new rule becomes a new rule. Every new rule has to go through that process.

## Calendar of Events 2020

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)

# COUNCILWOMAN DR. CARLA THORNTON

Hello Sunnymead Ranch Residents,

Let me start off by saying a big congratulations to the class of 2020! And a special shout out to my fellow alumni at Canyon Springs High School! So much has happened in the last couple of months and I wanted to take this opportunity to provide you with updates on programs that exist for you and what I have been working on as your representative on the city council.

## 1. COVID-19

- I am proud to say our district hosts the only Covid-19 testing center in Moreno Valley. I worked with Bishop Skyes from Crosswords Christian Church and Supervisor Jeff Hewitt to have the location approved. Testing is available Monday-Friday 8am-4pm at 21401 Box Springs Road, Moreno Valley. No Appointment is needed.
- I recently voted to approve a Small Business Grant program for local businesses that have been impacted by closures related to Covid-19. This program is called “Forward MoVal” and provides emergency grants of \$7,500 to help create or retain jobs for low-and moderate-income workers. Please go to [www.moval.org/forward](http://www.moval.org/forward) to learn more about the program and please APPLY!
- As the businesses in our city start to open up I want to encourage you to be intentional in your spending. Please consider spending your money whether it is grocery shopping, gas, haircuts or going out to eat, within our city limits. Projections show that due to the closures our cities budget will experience a drastic reduction and spending locally will help in our recovery efforts.

## 2. RECENT PROTESTS

A big thank you to every resident who helped make all of the protests held in our city safe for the participants. I am a firm supporter of our constitutional right to protest and stand alongside every resident who wants their voice to be heard. Whether you agree or disagree with The Black Lives Matter movement my job is listen and represent your voices throughout the city, region and the state. If you would like information on how I have been engaged in disrupting the institution of racism, please follow me on my social media platforms.

## 3. FIREWORKS!!!

- As you, I have been negatively impacted by the loud sounds and the disruptions of fireworks. Our neighbors have started earlier than usual and I mean earlier in the day and earlier in the month. I would like to remind those users that personal use fireworks are illegal in our city for a number of reasons to include fire prevention, concern of injuries, impacts on veterans with PTSD and pets.
- Last year I proposed the creation of a “Fireworks Taskforce”. The taskforce will include representatives from Code Enforcement, Police and Fire and they will respond to calls on Fireworks. Please stay connected with the cities social media platforms to obtain updates on this program and how you can help decrease the usage of fireworks in our neighborhoods.

I would love to hear from you and stay connected with you please email me at [carlat@moval.org](mailto:carlat@moval.org). Also you can find me on Facebook, Instagram and Twitter by searching my name.



## COVID 19 Silver Lining

According to Vocabulary.com - The common expression “every cloud has a silver lining” means that even the worst events or situations have some positive aspect. I consider COVID19 a really dark cloud so I decided to look for its silver lining. I was not disappointed. Please allow me to share:

- Clear skies! Images from the Centre for Research on Energy and Clean Air (CREA), the European Space Agency (ESA), and NASA satellite footage show pollution rates dropping. With improved air quality we breathe better!
- Those once invisible and taken for granted Essential workers (grocery store, mail carriers, bus drivers, logistics, etc.) are now being recognized and valued.
- Parents have had the opportunity to walk in the shoes of their child’s teacher which has resulted in a greater appreciation for what teachers do every day
- Teachers paraded throughout the neighbor to show their love and to cheer up their students.
- Neighbors looked in on their neighbors.
- Young people shopped and ran errands for those that were deemed high risk.
- Businesses established senior hours and offered concierge service
- Many learned the ease of online ordering and having their groceries, meals, medicine and other essential delivered
- People have found ways to connect, stay in touch and celebrate
- Telemedicine have allowed individuals to be evaluated, diagnose and treated remotely thus preventing them from potential exposure.

**These are just a few I found, I am sure by now you have your own list ☺**

Our July Birthdays are: Nelson 7-1, Armando 7-2, Venus 7-9, Kay 7-17, Vivian 7-17, Amiya 7-23, Tony 7-26, Melissa 7-28 and one anniversary Armando & Grace 7-2

**If you change the way you look at things, the things you look at change**

**Dr Wayne Dyer**

***Be Safe Stay Healthy See you soon!***

The Hospitality Committee would like to welcome 12 new homeowners for the month of June. I know this was a trying time for all of the new homeowners to be moving and we hope you are settling in okay and staying safe. Unfortunately, I know it must be frustrating for you because you are not able to use the facilities to their full extent yet. BUT, we promise you that when this virus allows us to open the facilities, you will enjoy it to its fullest.

You will find everyone in our community to be friendly and helpful. We have a lot of activities (put on hold right now) but soon we will get back to normal. When we do get back to normal, we hope you will take part in our Board of Directors Meetings which are now being held on the 4th Tuesday at 6pm in the Club House. This is a meeting with the Board members and you will hear what projects they are currently working on, the cost of such project and all current problems or concerns of the homeowners. It is a very informative meeting and will give you an overall picture of how the community is maintained by the Board.

We have various committees that help out with activities, promotions, etc. The Architectural Committee is the committee you will want to get acquainted with if you are planning on doing any remodeling on outside of house or landscaping. The Architectural Committee requires you to fill out an application and submit the application explaining your changes you want to proceed with. You can get the application from the office staff. The office staff is very good with answering any questions you may have.

Our Hospitality Committee is still holding off on delivering your welcome tote bags until we feel the COVID-19 will allow us to get out and about. We will hopefully be back to “normal” in the very near future and we look forward to meeting each of you and getting acquainted. Be patient and we will be knocking on your door soon.

Everyone stay safe

Sonnie Kenney, Chairperson

## TREASURER’S REPORT

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

Assets	
Member Receivables	\$ 203,186.68
Total Cash	\$ 4,465,947.84
Total Other Assets	\$ (41,239.20)
<b>Total Assets</b>	<b>\$ 4,627,895.32</b>

Liabilities	
Liabilities	\$ 267,472.64
Fund Balances	\$ 3,527,391.06
Members Equity/Deficit	\$ 833,031.62
<b>Total Liabilities</b>	<b>\$ 4,627,895.32</b>

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

# JULY 2020

**SUN      MON      TUE      WED      THU      FRI      SAT**

			1 <b>6p ARC App Submission Deadline</b>	2 10am - Cancelled-Hand & Foot 10am - Cancelled-Yoga	3 <b>Clubhouse &amp; Picnics Unavailable</b> <b>Office Closed</b> 10am - Cancelled-Hand & Foot	4
5 <b>Clubhouse &amp; Picnics Unavailable</b>	6	7 <b>Architectoral Meeting</b> 10am - Cancelled-Yoga 7pm - Cancelled-Bridge Club	8	9 <b>Cancelled-6pm RV Committee</b> 10am - Cancelled-Hand & Foot 10am - Cancelled-Yoga	10 10am - Cancelled-Hand & Foot	11
12	13	14 10am - Cancelled-Yoga 1pm - Executive Meeting 7pm - Cancelled-Bridge Club	15 6pm - Cancelled-Sunnymead	16 <b>6p ARC App Submission Deadline</b> 10am - Cancelled-Hand & Foot 10am - Cancelled-Yoga	17 10am - Cancelled-Hand & Foot	18 <b>Private Party</b>
19 3pm - Cancelled-Bid Whist	20 7pm - Cancelled-Hospitality	21 <b>Architectoral Meeting</b> 10am - Cancelled-Yoga 7pm - Cancelled-Bridge Club	22	23 10am - Cancelled-Hand & Foot 10am - Cancelled-Yoga 10:30am - Cancelled-Cooking	24 10am - Cancelled-Hand & Foot	25 <b>Picnic- Tot Lot</b> <b>Picnic-Volleyball Lot</b>
26	27	28 10am - Cancelled-Yoga 6pm - BoD Mtg	29 7pm - Cancelled Bridge Club	30 <b>6p ARC App Submission Deadline</b> 10am - Cancelled-Hand & Foot 10am - Cancelled-Yoga	31 10am - Cancelled-Hand & Foot	1 <b>Private Party</b>

## 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 July, the \$100.00 gift card is awarded to 10260 Canyon Vista Road. 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](mailto:info@mysunnymead.com)  
Website.....[www.mysunnymead.com](http://www.mysunnymead.com)

## ASSOCIATION MANAGEMENT

Finance.....Avalon Management Group  
General Manager.....Toni Vizcarra  
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-Friday.....9:00 a.m.-6:00 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 Tuesday of the Month  
Architectural.....12:00pm  
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

## Official Sunnymead Ranch Communications

In an effort to eliminate confusion and to reduce misinformation, all official association communication from the Sunnymead Ranch PCA Board of Directors to the membership will be communicated through only the following recognized channel/means:

- Facebook: Sunnymead Ranch PCA
- Website: [www.mysunnymead.com](http://www.mysunnymead.com)
- Mobile App: download from [www.MySunnymead.com](http://www.MySunnymead.com)
- Email: [manager@mysunnymead.com](mailto:manager@mysunnymead.com)
- Eblast: [mysunnymead.com](http://mysunnymead.com)
- Sunnymead Ranch Round-up
- Sunnymead Ranch General Manager and office staff

Thank you for your understanding.

# ADVERTISEMENT

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

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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.

AROUND THE RANCH • MODIFICATION • CSO • RECREATION & ACTIVITIES  
**THE EAST END**  
 EAST HIGHLANDS RANCH MONTHLY NEWSLETTER February 2020  
 EVENTS CALENDAR PAGE 5  
**EHR BOARD MEETING**  
 February 23 9pm  
 At the Stonehouse  
**FISHING DERBY**  
 February 8  
 Gates Open At 6:30am,  
 Derby Starts At 7am - 11am  
 At The Spring Lake

Sunnymead Ranch **round-up**  
 Dear Sunnymead Ranch Homeowner Members:  
**IMPORTANT NOTICE**  
**MEMBERSHIP MEETING**  
**Super Bowl on TV in the Clubhouse!**  
**Holiday Decorations**  
**Inside this issue**

**GAZETTE**  
 SOLERA OAK VALLEY GREENS  
 Honoring Veterans Past, Present & Future  
 Thank you for your faithful service!

**UNCLE SAM**  
 NOVEMBER 2019  
**the View**  
 THANKSGIVING GREETINGS.

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

**Disclaimer** Sunnymead Ranch Planned Community Association presents the advertisements herein in order to defray the cost of producing this newsletter. The Association does not investigate, approve, verify or endorse any advertiser's offer, product, claim or service. The Association is not responsible for the content of the ads presented herein. Persons using or contacting any of the advertisers do so at their own risk.

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**#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**  
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**Interior:**

- \* Cover all furniture & floor
- \* Clean grease, oil & dust
- \* Patch holes & cracks
- \* Caulk & Sand
- \* Prime wherever necessary



**Exterior:**

- \* Trench around foundation
- \* Water blasting
- \* Scraping/Sanding
- \* Prime/Seal
- \* Caulk cracks & seams



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**Joyce's Tax Service**  
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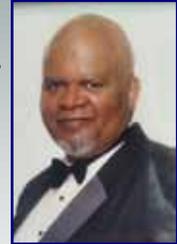
Cell: (951) 318-4289



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

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\*Limit 2. Expires 7/31/20

<p style="text-align: center;"><small>Carpet Cleaning Coupons</small> New Revolutionary DEEP CLEANING</p> <p style="text-align: center;"><b>3 or More Room Special \$40</b> (each room) <small>Regular \$80</small></p> <p style="text-align: center;"><b>2 Rooms Special - \$50 (each room)</b> <b>1 Room - \$80 (each)</b></p> <p style="text-align: center; font-size: small;"><small>Each room up to 200 sq. ft. Stairs extra. Deep cleaning is Hot Carbonated Extraction (HCE). \$10 environmental waste fee applies. Expires 7/31/20.</small></p>	<p style="text-align: center;"><small>Carpet Cleaning Coupons</small> Original Maintenance Clean</p> <p style="text-align: center;"><b>3 or More Room Special \$30</b> (each room) <small>Regular \$60</small></p> <p style="text-align: center;"><b>2 Rooms Special - \$40 (each room)</b> <b>1 Room - \$60 (each)</b></p> <p style="text-align: center; font-size: small;"><small>Each room up to 200 sq. ft. Stairs extra. Maintenance Cleaning is tank &amp; buffer dry cleaning. \$10 environmental waste fee applies. Expires 7/31/20.</small></p>
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sit back and relax  
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Full Service Broker



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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 APRIL, MAY AND JUNE

ADDRESS	SOLD PRICE	BED / BATH	SQFT	DAYS ON MARKET
24770 Plumtree Ct	\$383,000	4/3	2004	4
10731 Ridgefield	\$421,000	3/3	2279	6
10085 Caprice Way	\$435,000	4/3	1895	14
23853 Oak Field Rd	\$379,900	4/2	1657	33
23781 Timber Bluff Ct	\$390,000	4/3	2020	19
24265 Old Country Rd	\$405,000	4/3	2220	7
10200 Via Pescadero	\$522,000	5/3	2737	96
10365 Meadow Lark Ave	\$387,000	3/3	1772	28
10668 Ridgefield	\$366,900	3/2	1884	69
10420 Canyon Vista Rd	\$380,000	4/3	2415	0
24235 Harvest Rd	\$444,000	4/3	2528	43
10269 Via Apolina	\$334,000	3/2	1285	33
10590 Silverleaf Cir	\$370,000	3/3	1709	11
23752 Timber Bluff Ct	\$397,000	4/3	2222	34
24771 Early Morn Ln	\$420,000	4/3	2098	3
10189 Caribou Cir	\$409,000	4/3	2623	16
24156 Old Country Rd	\$435,000	4/3	2528	23
10731 Mendoza Rd	\$375,000	5/3	2286	3
10924 Mendoza Rd	\$400,000	5/3	2286	35
24371 Old Country Rd	\$420,000	4/3	2101	7
10320 Kite Ct	\$446,462	4/4	2583	44
23899 Pine Field Dr	\$377,500	4/3	2004	15
10945 Morning Ridge Dr	\$485,000	5/3	3021	7
23877 Bouquet Canyon Pl	\$425,000	4/3	2222	29
23870 Cedar Creek Terrace	\$350,000	3/2	1485	22
24750 Fair Dawn Ln	\$455,000	4/3	2810	32
23860 Pine Field Dr	\$231,000	4/3	1716	38
24207 Old Country Rd	\$389,000	3/2	1667	55



"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](http://SunnymeadRanchHomeValues.com)

**GABRIELA HANSON 951.488.8025**

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





**MY TEAM HAS HELPED BUY AND SELL**

*87 homes thus far in 2020*

**125 E. ETIWANDA AVE**

3 bed 1.5 bath 1,296 sqft 6 Days on Market  
**SOLD FOR \$375,000**



**4416 Brookside Dr**  
3 bed 2 bath 1,269 sqft  
7 Days on Market  
**SOLD FOR \$277,000**



**9712 Ripplecreek Dr**  
4 bed 2.5 bath 1,798 sqft  
22 Days on Market  
**SOLD FOR \$375,000**



**25112 Sansome St**  
3 bed 2 bath 1,130 sqft  
10 Days on Market  
**SOLD FOR \$255,000**



**5140 Melbourne Pl**  
4 bed 2.5 bath 1,728 sqft  
8 Days on Market  
**SOLD FOR \$460,000**



**28451 Pear Blossom Ln**  
4 bed 2 bath 1,722 sqft  
18 Days on Market  
**SOLD FOR \$401,490**



**4418 Almaterra Dr**  
5 bed 3.5 bath 2,149 sqft  
5 Days on Market  
**SOLD FOR \$375,000**



**28572 Villa Ct**  
4 bed 3 bath 1,868 sqft  
28 Days on Market  
**SOLD FOR \$385,000**



**15125 Bluffside Ln**  
4 bed 3 bath 2,467 sqft  
42 Days on Market  
**SOLD FOR \$285,000**



**1410 Rivera St**  
3 bed 2 bath 1,347 sqft  
13 Days on Market  
**SOLD FOR \$383,000**

H · A · P · P · Y

*Fourth of July*



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