

SEMI-ANNUAL YARD SALE



The Bi-Annual Yard sale is coming Saturday and Sunday, October 21 & 22, 2017. So get out those old tools, clothes & toys and let's make some money. An ad for the yard sale will run in the Press Enterprise the two Wednesdays prior to the yard sale.

Please note that the Health Department has requested that we relay information on illegal food vending sales out of garages, driveways and street corners during the community yard sale. These types of food sales are not only illegal, but many pose potential serious health risks from issues such as: abuses of safe food temperatures, cross contamination, unsafe food preparation practices, harmful bacteria and unsafe food sources. Please refer to the County Environmental Health website www.rivcoeh.org for further information on illegal food vending or obtaining food permits for legally permitted temporary events.

MAIL BOX COMMITTEE

Mailbox replacement program is ahead of projections for replacement for all cluster mailboxes within Sunnymead Ranch. In addition to the replacement process we are also replacing mailboxes that are not cost efficient to repair. A reminder that is very important for all new mailbox owners.



DO NOT TRY TO TAKE KEY OUT OF MAILBOX PACKAGE DOOR.

This key is to stay in the door until USPS determines to remove the key. Damage has been reported to the locks because of force effort to remove the key.

I want to thank all residents of Sunnymead Ranch for their patience with the replacement program.

Concerts by the Lake , Again!

It looks like just about everyone enjoyed our last Concerts by the Lake event, so much so that we've decided to do it one more time, before the end of this summer. In fact, we're looking at our next concert being held here on Friday, September 15, 2017, and on the same Clubhouse grounds.

The Activities committee is once again preparing to host you all with an evening of enjoyable music to enjoy with your family and friends. And, for those who like to dance a little (yeah, you know who you are) we'll also have a local DJ spinning sounds in-between our band playing.

And, like our past Concerts by the Lake,, everyone is encouraged to BYOF (Bring Your Own Foodies), and we will supply all the water, popcorn, and soft drinks. And like in the past, many attendees brought picnic fixin's, along with their own favorite beverages, and that's fine with us. We just want everyone to *enjoy* the music under the waning summer evening sky, along side the lake, and be as comfortable as possible in doing so.

So, all you music-lovers here at Sunnymead Ranch, mark your calendars for the evening of September 17th, when our next *Concerts by the Lake* will return back here.

And, as in the past, our Concerts are FREE, Family-friendly, and open to Residents Only. What better way to wind down the Summer of 2017 then by joining us at our next Concerts by the Lake event. Ask anyone who's been to one in the past, and they will tell you that it is one of the Best-kept 'secrets' in Moval, so don't be left out. Get your tickets at the office. Again, they're FREE and you need one to get in. See y'all at the Concert. For ticket information, call (951) 924-2249, or stop by the Clubhouse office for even more information. Tickets are available right now!

~~~~~  
*Information provided by:  
Activities Committee*

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# We Love **SUNNYMEAD** Ranch!

## *Steve & Nanette Deeble*



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**Call Today**  
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**Ranch**  
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# **Tarbell,** **REALTORS**

# **HALLOWEEN DANCE PARTY AT THE CLUBHOUSE**

**October 28, 2017  
8 pm. til Midnight**

Okay, all y'all out there who thought you'd never get a chance to pull that old Halloween costume out of the closet again, **check it out!!** On the evening of October 28, (that's a Saturday, so **no sorry excuses!!!**) and at the Clubhouse, the **Activities Committee** invites all Y'all out to celebrate Halloween again with us at the Clubhouse.....

Last year we made sure that the kids had a great Halloween event here at the Clubhouse, and this year, it's the Adult's turn.

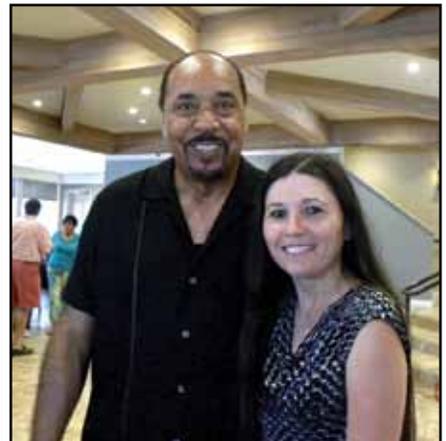
Pirate costumes, Superman costumes, Wench costumes, whatever you think will work, **get it out**, get it **freshened-up**, and get ready to **put it on**, **show up** at the Clubhouse, **party with your neighbors**, see who wins prizes for "most original", "most authentic", "best male costume", "best female costume", and a few other surprises and prizes, along with **non-stop music** provided by one of our **best mobile DJ's in the Inland Empire**, and join us for all the **FUN!!!!** Hot finger-food snacks are included with your entry ticket, and are a ridiculous **\$10.00** each! Let me repeat that: only **\$10.00** per ticket!!! Okay, there are only going to be 120 tickets for sale, and tickets will be on-sale starting September 26, 2017, and at the Clubhouse.....

Costumes are **encouraged**, but, if you just don't have one, or it doesn't fit anymore, we'll have **complimentary** face-masks waiting for you when you arrive. Saturday Night, Oct. 28, 2017, and starting at **8 pm. til Midnight.....**

**Be There.....or....Be Square!!!!!**  
**Y'all know what I'm talkin' about.....**

Info Provided By: Activities Committee

# SUNDAY BRUNCH



## BOARD MESSAGE

## THE MANAGER'S MOMENT



Greetings, once again to all of our Sunnymead Ranch residents, and as the Summer of 2017 continues to roll on, we've now reached the celebrating of Labor Day once again. I'm telling ya', this year is moving at *blazing hot* (pun unintended) *speed*. Scary thought, but we're less than 90 days away from Thanksgiving. Yikes! And, Halloween is happening next month!

But for now, like we reminded you last month, the Clubhouse pool is waiting, the courts are yours to play on, the fish are *still* biting, the boats are waiting for you, the barbecue pits are *still* on standby, the playground equipment is screaming out "come play on me", and there's always plenty of parking..... So....what a great way to wrap up Summer this year by taking advantage of all of our amenities. Besides, they are your investment in your community and are for your use *exclusively*.

We still have several activities planned for the rest of the year, and for your enjoyment, starting with our next free Concert by the Lake, scheduled to take place on the Clubhouse grounds, and on Friday, September 15th. Be sure to stop by and pick up your free tickets (you'll only be allowed to attend if you have your tickets), and they are available at the Clubhouse right now.

We're also planning on holding a Halloween party this year, and this time we're going to be hosting it as an adult-only celebration, complete with the obligatory costumes and masks. Entertainment, foodies, and contests will be a part of the evening's festivities, and we're looking forwards to as many residents and guests participating as the Clubhouse will hold. It's been a couple of years since the grown-ups here had a chance to celebrate Halloween here, and this year we expect nothing less than an enthusiastic turnout. More info to follow.

In the meantime, no long message again this month. We'll continue in keeping it short and simple. Just get out there and have a **GREAT** time, everybody, and we'll catch up next month with what's happening here in the Ranch.

And don't forget that we'll continue to encourage you all to, sooner or later, take the time to attend one of our upcoming Open Forum meetings (fourth Wednesdays of each month) where you can find out the latest about what's currently happening here with the association, and, straight from your Board of Directors. Remember, *you're all invited, and it's free.....:-)* There are even complimentary refreshments served.

And so, once again as always, your Board hopes that you enjoy the rest of the **Summer of 2017**, here in the Ranch, and as always, we **Thank You all** for your continued support.

Warmest Regards, *Robert Riddick*, President  
Sunnymead Ranch Board of Directors



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.**

### **Boat and Pool Monitor Schedules for the Summer**

The summer schedule for the Boat and Pool Monitors will end Tuesday, August 8TH. The Boat house will be open every weekend starting August 12th through October 1st for your enjoyment, weather permitting. The Boat House monitor hours will be 7:00 A.M. to 6:00 P.M. There will be no pool monitors on duty after August 8th with the exception of the Labor Day weekend.

### **Procedures in the Office**

From time to time we receive questions like "where is it written?" from residents who are told that a concern or issue is being handled a certain way. Sometimes it is a procedure which was established by the Board for use by the staff in the office to bring concerns and issues full circle and from becoming a repetitive problem. No loose ends. I will address one that was brought to me recently. If there is any other procedure that you would like addressed, please call me at the office, and I will address it in the next newsletter so that everyone is aware.

When a homeowner receives a letter of non-compliance, it becomes part of a system of a possible three (3) letter process. The first letter is a courtesy letter alerting the homeowner that there is some sort of non-compliance at their property. If the homeowner takes care of the non-compliance, contacts the office, then the staff will inspect and there will be no further letters. If the homeowner does not comply, then after a staff inspection, a second letter is sent. Once again, if the homeowner complies, contacts the office, then the hearing letter is not sent. Should the non-compliance remain through another inspection, the homeowner is sent a third letter which is a notice of hearing with the Board. At that hearing, the Board will meeting with the homeowner, if they choose to attend. If they do not attend, the Board will still rule on the non-compliance. Pictures are produced for the meeting and the Board's review. There are many avenues of ruling which the Board can decide to take. They can fine and suspend privileges; grant an extension or close the violation because of compliance. Now, should the Board close the violation

*Continue to next page*

# THE MANAGER'S MOMENT

for compliance and then the homeowner once again become non-compliant on the same issue within the next six months, the non-compliance procedure does not start over. The homeowner is then called to a hearing with the first letter they receive. This is a procedure and is not written in the governing documents. This procedure is meant to keep the repetitive violations, i.e., trash receptacles in view; RV's stored more than seventy-two (72) hours, from becoming a constant nuisance to the neighborhood. Hopefully, this explanation will help with the understanding of one of the procedures that are utilized in the office.

## Local Wildlife Concerns

All residents of the Sunnymead Community, especially those on the perimeter of the community whose properties back up to the natural lands and mountains, need to keep a watchful eye on their pets in their yards and when they are walking in the evening. The local wildlife often take advantage of the later times of day to make their way down to the community and possibly into your rear yards as well as the streets. Be sure that you are aware of what is happening around you when you are out and about. Also, make sure that you do not leave your pets or their food and water, unattended in your rear yards. Just a word of caution.

## Several Items to Note When Fishing at the Lake

There are several important items to note when you are fishing at our beautiful lake:

- When the lake maintenance is out and about spraying the lake for algae and other items that require spraying the lake; all residents will need to move away from the shore to avoid being sprayed, no matter how long they have been fishing in that area. The poles may stay in the water; however, it is important that the fisherpersons move their bodies away from the shoreline. The lake maintenance has been directed to contact the gate station staff should the people fishing not move for this very important part of lake maintenance.
- Glass containers are not allowed on any part of the Lake Club grounds including the shoreline or when fishing anywhere along the Lake Club banks.

- Please take all of your trash with you when you leave or place it in the surrounding trash receptacles. This includes fishing hooks and line. We have had several of the ducks in the area get tangled up in the spare line left in the lake and on the ground. It is becoming very dangerous.

## Exact Change When Transacting in the Lake Club Office

When paying for your assessment, cards, keys, reservations and event tickets, *please have exact change, credit card or check/money order.* The office does not keep adequate cash on hand for the purpose of make change. This is for the safety of the staff.

## Temporary Property Rental Sites

It is a violation of the Association's governing documents to rent out properties in Sunnymead Ranch for a temporary period of time, thirty (30) days or less.

## Lockers to Store Your Personal Items are Available at the Pool, Basketball Court, Tennis Courts and Boat House

There are lockers available to store your personal items when you come to the amenities here on the clubhouse grounds. You supply your own lock. It is a great way to keep your items safe while you enjoy the amenities.

## Non-Slip Footwear Recommended on the Boat Dock for Safety

Sensible, non-slip footwear is recommended to be worn on the boat dock for safety.

## Contact the Association Office with your Concerns

Please contact the Association office with your concerns regarding maintenance in the common areas of the community. It is very helpful to have the concern brought to the staff as soon as possible so that it can be taken care of in a timely manner. If the concern is left to discuss at a Board meeting, precious time may be lost in solving the issue.



# COUNCIL MEMBER JEFFREY GIBA

**MAYOR PRO TEM JEFFREY GIBA**  
[jeffg@moval.org](mailto:jeffg@moval.org) / 951.413.3008

Hello folks!

While I enjoyed summer, I am glad to be getting back to a regular routine. There's so much work to be done for the City and I look forward each day to do what I can to help secure prosperity for Moreno Valley.

## *My Summer Fun in Michigan*

As you know, I had a good time in Grand Rapids, MI working with my big brother at his Sea Cadet Leadership Academy. It was fun to get back in the proverbial classroom. As a retired high school science teacher- you can take the teacher out of the classroom, but you can't take the teacher out of the man. Here are a few photos for your enjoyment. I appreciated the time off and now I'm back working for YOU!



## *Java with Jeff Discussion*

I held a coffee event last month at a local pupuseria. This is a quarterly event is to ensure that you have access and ability to share what is on your mind and ask questions. Open dialogue is the best way to be sure I am doing the best job I can for you. This month we had a great conversation about what is happening at Lakeshore Village and the former Ralphs building. Rest assured that we are working through the challenges to help create a viable commercial center.

## *Meadow Creek*

The new Meadow Creek housing development by Lennar hosted an open house for homebuyers and neighbors this summer. I encourage you to visit the models and check out the quality development that is adding to the aesthetics to our area.

## *Work on Pigeon Pass*

Pigeon Pass Road will reopen August 8. It was closed to traffic from Old Lake Road to Meadow Lark Avenue as a result of the continuing development of the Meadow Creek Community.

Construction on Pigeon Pass was scheduled to coincide with the school district's summer break to limit the closure's impact on neighboring school traffic. Homebuilder Lennar has worked closely with area residents to inform them of the construction schedule as well as alternate routes. Please contact the City of Moreno Valley Land Development Division at 951.413.3120 with any questions regarding the partial closure of Pigeon Pass.

## *Stay Informed – Connect – Interact – Contribute*

The City of Moreno Valley actively engages in many social media networking sites as well as maintaining an exciting and robust website



and e-newsletters. Please find the social media site that is right for you and take an active role in engaging with the City of Moreno Valley. We're already where you are, just search for Moreno Valley City Hall and find us!

# APPROVED RULE CHANGES AUGUST 23, 2017

## Approved Rule Changes in the Rules and Regulations Approved August 23, 2017

Pursuant to §4045, and after providing a thirty (30) day notice of the proposed rules changes in the Rules and Regulations distributed to all homeowners via the Budget Mailer in July, 2017; the Sunnymead Ranch website; the Sunnymead Ranch Facebook page and the Sunnymead Ranch mobile App, the Board of Directors voted to adopt the following changes to the Rules and Regulations at their Open Session meeting held on Wednesday, August 23, 2017 at 6:00 P.M.

### Sunnymead Ranch Rules and Regulations

#### RULES REGARDING PROHIBITION OF DRONES AND RELATED

**Purpose:** The purpose of the rules is to help protect the personal safety of individuals using the Association's common area and facilities, to prevent the invasion of privacy by aerial surveillance of those areas, and avoid potential nuisances caused by the operation of drones.

**Effect:** The below rules are effective immediately and prohibit the operation of drones in, on and above the Association's common area and facilities. Further, penalties are established for violation of the rules as set forth herein.

#### RULES PROHIBITING THE OPERATION OF DRONES ON OR OVER ASSOCIATION COMMON AREA AND FACILITIES

1. No person shall use, operate, fly, launch or navigate any drone, unmanned aircraft system, remote-control aircraft or similar devices (hereinafter "Drones") at, on, over, from or in the Association's common area and facilities and the airspace above the same.
2. Any such use or operation of a Drone shall be deemed a trespass in violation of Penal Code Section 602.
3. The foregoing prohibition applies to all Association common area and facilities, including, but not limited to, the Lake, the Lake Club grounds and New West Park.
4. The Board of Directors may grant permission to operate a Drone in and over Association common area and facilities for Association purposes only, e.g., to conduct an aerial survey.
5. First-time violation of the rule prohibiting the use or operation of a Drone shall be subject to a \$100 fine following notice and hearing before the Board of Directors.
6. Second and any subsequent violations of the prohibition shall be subject to a \$500 fine for each such violation as well as suspension of the responsible Association member's common area and facilities' use privileges following notice and hearing before the Board of Direc

## Approved Rule Changes in the Rules and Regulations Approved and Revised August 23, 2017

Pursuant to §4045, and after providing a thirty (30) day notice of the proposed rules changes in the Rules and Regulations distributed to all homeowners via the Budget Mailer in July, 2017; the Sunnymead Ranch website; the Sunnymead Ranch Facebook page and the Sunnymead Ranch mobile App, the Board of Directors voted to adopt the following changes to the Rules and Regulations at their Open Session meeting held on Wednesday, August 23, 2017 at 6:00 P.M..

### SUNNYMEAD RANCH PLANNED COMMUNITY ASSOCIATION RULES AND REGULATIONS

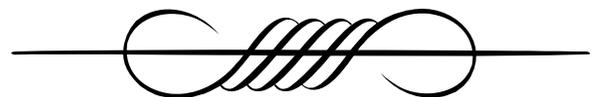
8. No smoking or vaping of any type is permitted upon the Lake Club facilities and grounds. Only persons who can legally consume alcohol may do so while using the Lake Club facilities.

### RULE CHANGE AND REVISIONS

#### AMENDED AND RESTATED ASSOCIATION MEMBERSHIP MEETING AND VOTING RULES

Pursuant to §4045, and after providing a thirty (30) day notice of the proposed rules changes in the Rules and Regulations distributed to all homeowners via the Budget Mailer in July, 2017; the Sunnymead Ranch website; the Sunnymead Ranch Facebook page and the Sunnymead Ranch mobile App, the Board of Directors voted to adopt the following changes to the Rules and Regulations at their Open Session meeting held on Wednesday, August 23, 2017 at 6:00 P.M.

**You are able to find a copy of the Amended and Restated Association Membership Meeting and Voting Rules on the website at [www.mysunnymead.com](http://www.mysunnymead.com) under Documents. It is an eleven (11) page document.**



# NATIONAL PREPAREDNESS

## September National Preparedness: Focus on Planning

Make a plan today. Your family may not be together if a disaster strikes, so it is important to know which **types of disasters** could affect your area. Know how you will contact one another and reconnect if separated. Establish a family meeting place that is familiar and easy to find

### **Step 1: Put together a plan by discussing these 4 questions with your family, friends, or household to start your emergency plan.**

1. How will I receive emergency alerts and warnings? <https://www.ready.gov/alerts>
2. What is my shelter plan? <https://www.ready.gov/shelter>
3. What is my evacuation route? <https://www.ready.gov/evacuating-yourself-and-your-family>
4. What is my family/household communication plan? <https://www.fema.gov/media-library/assets/documents/34330>

### **Step 2: Consider specific needs in your household.**

Tailor your plans and supplies to your specific living needs and responsibilities. Discuss your needs and responsibilities and how people in the network can assist each other with communication, care of children, business, pets, or specific needs like the operation of durable medical equipment. Create your own personal network for specific areas where you need assistance. Keep in mind some of these factors when developing your plan:

- Different ages of members within your household
- Responsibilities for assisting others
- Locations frequented
- Dietary needs
- Medical needs including prescriptions and equipment
- Disabilities or access and function needs including devices and equipment
- Language spoken
- Cultural and religious considerations
- Pets or service animals
- Households with school-aged children

### **Step 3: Fill out a Family Emergency Plan**

Download and fill out a family emergency plan or use them as a guide to create your own:

### **Step 4: Practice your plan with your family/household**

<https://www.ready.gov/september>



We would like to welcome 10 new homeowners for the month of August. I'm sure most of you are all settled in and ready for our children to start school in couple of weeks.

We know the weather is still going to be hot for another month or so, so we invite you to come down the Club House to cool off. The pool is great, you can BBQ your dinner, play some basketball, tennis or maybe go for a walk around the lake. If you just moved in, you missed a great Concert by the Lake with our live band and everyone was dancing and enjoying the nice cool evening. BUT, you are in luck because we are going to have another Concert by the lake Friday night, September 15, from 7pm to 10pm. Bring your lawn chairs and a picnic meal and prepare to mellow out and enjoy great music. The Board will provide chips, popcorn, water and soda. This is a way to get to know some of the residents make new friends and just have a fun evening.

We would also like to encourage you to attend the monthly Board of Directors meeting which is held the 4th Wednesday at 6pm in the Club House. This meeting will acquaint you with the Board Members and find out how they maintain our beautiful community. You will learn the projects they are working on, how our money is being spent and update you on things happening in our community. This meeting is open to all homeowners and gives you a chance to ask questions and voice your concerns.

We have several committees that you may want to volunteer to work. We have a Fishing Committee, an EMERGENCY Committee, Mail Box Committee, the Hospitality Committee, and the Activities Committee. Our Activities Committee plans all the fun events such as the yearly Brunch, the Children's Holiday Festival (complete with The Easter Bunny), The Concerts by the Lake, the Halloween Party for the children, the Holiday Tree Lighting Party with Santa Claus and of course, the big New Years Eve Party. We have something for everyone, every age group.

Our committee members will be stopping by in the next weeks to present you with a tote bag full of goodies and information about businesses in our area

The Hospitality Committee would like to thank the following merchants that have contributed to our tote bags:

Margarita Grill, Lovely Nails, Hair Perfect, First Methodist Church, Rising Shutters & Blinds, Acapulco's Restaurant, Shepherd of the Valley Pre-School & Kindergarten, Faith Baptist Church & Christian Book Store, Barbara's Hair Salon, Garden of Roses, America Tires, Aim Postal Service, Encite Pest Solutions, Thai House Restaurant, Jersey Mikes Sub Sandwiches, Hair Styles BY Lupita, Window Tinting by Solartint and Green Turf.

If you are a new homeowner and would like to have your name mentioned in an upcoming article, call Sonnie Kenney at 242-1612 and we can do a short bio on you and your family.

Hospitality Committee Chairperson, Sonnie Kenney



Linda and her sister Sonnie were our wonderful hosts for our July's meeting and dinner. Linda's sparkling red metallic centerpieces really stood out and took center stage on the lovely white linen tablecloths. We had a smaller group than usually due to many being on vacation and a few members that were dealing with some health challenges. However, what we lack in numbers we made up for in fun and good conversation. Being a smaller group, we were able to table hop a little bit more and that added to the fun making it an all around great evening!

The menu consisted of roast beef tri tip, au gratin potatoes, vegetables, green salad, and an assortment of cheesecake slices. Everyone left very full and satisfied.

Wow do we have a lot of birthdays in September! Here is the run down: Jessie Walker 9-1, David Clark 9-3, Linda Herron 9-6, Greg and Sumeet Singh both on 9-8, Ed Jensen 9-23, Diana Holt 9-24 and last but definitely not least Michael Avooski on 9-26. There are no anniversaries in September☺.

B & D meets on the third Wednesday of each month; 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 two entrees, salad, dessert, and a beverage (free refills) for only \$11.00! 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.

*Mona Henderson-Stallworth*  
President

**Do not forget**  
**Pick up a FREE copy of**  
**The Emergency Handbook in the**  
**office**  
**Or**  
**Download it @**  
**[www.mysunnymead.org](http://www.mysunnymead.org)**



|                     |           |                                  |
|---------------------|-----------|----------------------------------|
| September 15, 2017  | Friday    | Concert on the Lake              |
| October 21-22, 2017 | Sat & Sun | Fall Yard Sale                   |
| October 28, 2017    | Saturday  | Halloween Dance Party<br>(Adult) |
| November 11, 2017   | Saturday  | Veteran's Day Ceremony           |
| November 18, 2017   | Saturday  | Homeowner's Celebration          |
| December 2, 2017    | Saturday  | Tree Lighting Festival           |
| December 31, 2017   | Sunday    | New Year's Eve Party (Adult)     |

## Calendar of Events 2018

|                   |               |                                        |
|-------------------|---------------|----------------------------------------|
| January 24, 2018  | Wednesday     | Candidate's Forum                      |
| January 25, 2018  | Thursday      | Committee Appreciation Dinner          |
| February 4, 2018  | Sunday        | Super Bowl on the TV's                 |
| February 21, 2018 | Wednesday     | Annual Meeting                         |
| February 28, 2018 | Wednesday     | Adjourned Meeting (if needed)          |
| March 24, 2018    | Saturday      | Easter Egg Hunt<br>(Easter 04/1/18)    |
| April 7-8, 2018   | Sat & Sun     | Spring Yard Sale                       |
| May 26, 2018      | Saturday      | Memorial Day Ceremony                  |
| June 15, 2018     | Friday        | Concert in the Park 7 pm               |
| July 20, 2018     | Friday        | Concert in the Park 7 pm               |
| August 12, 2018   | Sunday        | Sunday Brunch                          |
| September 9, 2018 | Sunday        | Wine & Cheese Tasting<br>(Adult Event) |
| October 6-7, 2018 | Sat & Sun     | Fall Yard Sale                         |
| October 27, 2018  | Saturday      | Halloween Event                        |
| November 10, 2018 | Saturday      | Veteran's Day Ceremony                 |
| December 1, 2018  | Saturday      | Tree Lighting Festival                 |
| December 31, 2018 | Monday        | New Year's Eve Party<br>(Adult Event)  |
| TBD               | Fri, Sat, Sun | Camp Nights                            |



As always this is, Sunny Williams and Vivian Brock. We have something new to report. We are going to branch out to taking safety classes on self defense. We are planning a Turn Around Trip to the State Line. We will be celebrating our One Year Anniversary in October the third Sunday at 3pm. We are still having Pinochle classes and more players have learned the game. We teach people how to play Bid Whist and other table games. Players always bring food and drinks to share. We don't use any of your Association money to fund us. This is just Home Owners and their Guests having fun the third Sunday of every month. We normally play three to four hours. But that is up to you and your friends, you bring with you to stay longer. Anyone in the Ranch can come out and join us for this Family Fun Event. You are even allowed to bring guests. VIVIAN AND I HOPE YOU WILL INVITE OTHER RANCH HOMEOWNERS TO COME AND PLAY WITH US, Those of you who have called the Front Office to talk to me or Vivian, can actually email me directly for more info at [DJSunny1@juno.com](mailto:DJSunny1@juno.com). We also provide some Grown Folks, music to listen too. Thank you to the my fellow Board of Directors and Staff at the gate who always take good care of us. More people are starting to ask about what we do at our social event. We started with four players in October 2016. We now have grown to over 40 players and still counting. Every month we get new players. Our next Bid Whist date, will be on 17 September at 3pm. But check with me or Vivian to make sure that date is cleared for us. Sometimes we have to change the dates. Association scheduled parties or private paid events do take priority. See you then. Our Christmas Celebration is already in the planning stages. We will accept any suggestions.

Sunny & Vivian  
Host and Hostess

# Thank You, Thank You, And Thank You

To all of the *Amazing, Warm and Friendly* residents (and their guests) of Sunnymead Ranch, who attended our recent Sunday Brunch on the Lake event, the **Activities Committee**, along with the entire Board of Directors, wants to extend to all of you our heartfelt Appreciation in taking the time to join with us in participating in our Brunch with us.

To say that it was a Success would be an understatement. To say that everyone *Enjoyed* themselves would also be an understatement. To say that the food was *Delicious* would be an understatement, and to say that even the Entertainment was Outstanding would be an understatement.

All in all, our community Sunday Brunch on the Lake proved, once again, to be an event that was driven by our amazing residents and your wanting to enjoy a nice summer afternoon, with friends and neighbors, and in a safe environment. We just want to Thank You all, for making that possible for everyone to enjoy.

And, who can say enough about the food we were served? Thanks to Sabina and Juan and their crew at Saboree Catering. As always, nothing but the Best! And, the same has to be said about our smooth crooner for our brunch, Mr. Ray Howard. He kept the ambiance and mood of the day going with his silky vocals, and was so into pleasing us that we had him not wanting to stop singing, even after Brunch had ended. There's little doubt that we'll be calling on him again, in the future.

Thanks again, Everyone, and we hope you enjoy some of the pictures taken there.

Info Provided By:  
Activities Committee

## Photos on page 4

## BRIDGE NEWS

## TREASURER'S REPORT

### July 11th

1st Place- Mary Ellen Gruendyke  
2nd Place- Kathy Kulsick  
3rd Place- Ruth Fraser

### July 18th

1st Place- Mary Ellen Gruendyke  
2nd Place- Kathy Kulsick  
3rd Place- Ruth Fraser

### July 25th

1st Place- Pat Henwood  
2nd Place- Ruth Fraser  
3rd Place- Mary Ellen Gruendyke

The highest score for the month was 3690, made by Pat Henwood, and the second highest score was 3230, made by Mary Ellen Gruendyke.

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**.

The following is balance sheet summary for the association as of July 31, 2017.

| Assets             |                 |
|--------------------|-----------------|
| Member Receivables | \$ 327,697.01   |
| Total Cash         | \$ 2,868,951.66 |
| Total Other Assets | \$ 209,791.09   |
| Total Assets       | \$ 3,406,439.76 |

| Liabilities            |                 |
|------------------------|-----------------|
| Liabilities            | \$ 174,157.26   |
| Fund Balances          | \$ 2,410,095.30 |
| Members Equity/Deficit | \$ 822,187.20   |
| Total Liabilities      | \$ 3,406,439.76 |

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

# SEPTEMBER 2017

| SUN                                                   | MON                                                 | TUE                                                                   | WED                      | THU                                                       | FRI                                                                                                         | SAT                                                                               |
|-------------------------------------------------------|-----------------------------------------------------|-----------------------------------------------------------------------|--------------------------|-----------------------------------------------------------|-------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|
|                                                       |                                                     |                                                                       |                          |                                                           | 1<br>10am - Hand & Foot<br>5pm - ARC App<br><b>Clubhouse Unavailable</b>                                    | 2<br><b>Office Closed</b>                                                         |
| 3<br><b>Clubhouse Unavailable</b>                     | 4<br><b>Office Closed</b>                           | 5<br>10am - Yoga<br>7pm - Architectural Meeting<br>7pm - Bridge Club  | 6<br>6:30pm - SRI&E      | 7<br>10am - Hand & Foot<br>10am - Yoga                    | 8<br>10am - Hand & Foot                                                                                     | 9<br><b>Picnic - Volleyball</b>                                                   |
| 10                                                    | 11<br>7pm - Executive Meeting<br>7pm - Line Dancing | 12<br>10am - Yoga<br>7pm - Bridge Club                                | 13                       | 14<br>10am - Hand & Foot<br>10am - Yoga                   | 15<br>10am - Hand & Foot<br>5pm - ARC App<br><b>7p Concert by the Lake</b><br><b>Clubhouse Unavailable</b>  | 16<br><b>Picnic - Volleyball</b>                                                  |
| 17<br>3pm - Bid Whist<br><b>Clubhouse Unavailable</b> | 18<br>7pm - Line Dancing                            | 19<br>10am - Yoga<br>7pm - Architectural Meeting<br>7pm - Bridge Club | 20<br>6pm - Bucks & Does | 21<br>10am - Hand & Foot<br>10am - Yoga<br>12pm - Fishing | 22<br>10am - Hand & Foot                                                                                    | 23<br><b>Picnic - Volleyball</b><br><b>Picnic Tot-Lot</b><br><b>Private Party</b> |
| 24                                                    | 25<br>7pm - Line Dancing                            | 26<br>10am - Yoga<br>7pm - Bridge Club                                | 27<br>6pm - Open Forum   | 28<br>10am - Hand & Foot<br>10am - Yoga                   | 29<br>10am - Hand & Foot<br>5pm - Deadline to Submit Architectural Application<br><b>ARC App Submission</b> | 30                                                                                |

## 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 September, the \$100.00 gift card is awarded to 10262 Via Pastoral. Congratulations!

The gift card and certificate will be awarded to you at the September 27, 2017 Open Forum meeting of the Board of Directors at 6:00 p.m. We hope to see you there!

# 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..http://www.mysunnymead.com

### ASSOCIATION MANAGEMENT

Finance.....Avalon Management Group  
General Manager.....Betty Roth  
Office Administrator.....Don Dean  
Office Administrator.....Kim Bass  
Office Administrator.....Rosana Duran  
Custodian.....Don O'Neill  
Custodian.....Bob Hay

### COMMITTEES

Activities.....Robert Riddick  
Architectural.....Grace Jimenez  
Camp Night.....Sunny Williams  
Cluster Mailbox.....Jim Kelly  
Fishing.....Melvin Green  
Hospitality.....Sonnie Kenney  
Info & Education.....Mona Henderson  
Landscape.....Dennis Pittenger

## BOARD OF DIRECTORS

Robert Riddick.....President  
David Clark.....Vice President  
George Gallanes.....Treasurer  
Bernice Robinson.....Secretary  
Sunny Williams.....Director

### LAKE CLUB HOURS

Monday-Friday.....9 am -6 pm  
Most Saturdays.....9 am-2 pm  
Sunday.....Closed

## 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:// <http://www.moval.org>

## ARCHITECTURAL SUBMISSION DEADLINE

5:00 pm on the Friday prior to meeting  
(1<sup>st</sup> and 3<sup>rd</sup> Tuesday of each month)

## 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 Open Forum 6:00 pm  
Fourth Wednesday of the Month  
Architectural.....7:00 pm  
First and Third Tuesday 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 Friday  
Information & Education.....  
10:00am 2<sup>nd</sup> Saturday &  
6:30 pm 2<sup>nd</sup> Monday  
Line Dancing..... 7:00 pm  
Every Monday  
Yoga.....10:00am  
Tuesday & Thursday

## AVAILABLE 7 DAYS A WEEK NOTARY PUBLIC & WEDDING MINISTER

\*RAMON\* \*ADRIANA\* \*ANDREA\*

16420 Perris Blvd., Suite "M" Moreno Valley, CA 92551  
(Perris and Krameria)

**(951) 601-1800**

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



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- \* Caulk cracks & seams



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

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Expires: September 30, 2017

## \$15 OFF

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(\$65 Value)

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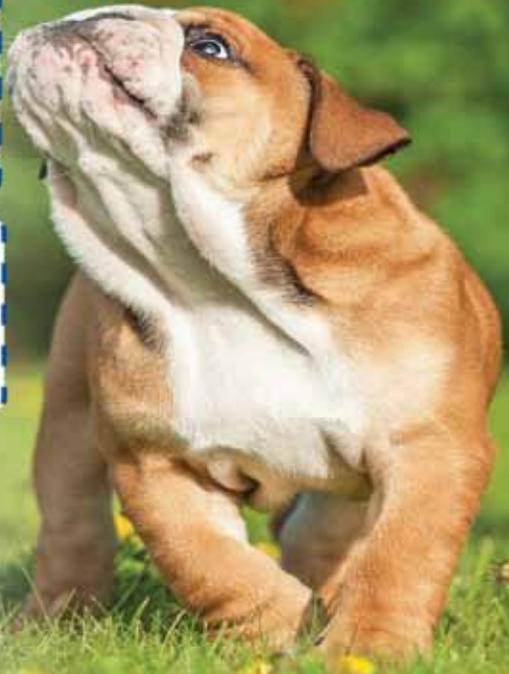
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3 or More Room Special **\$40** (each room)  
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2 Rooms Special - \$50 (each room)  
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Each room up to 200 sq. ft. Stairs extra. Deep cleaning is Hot Carbonated Extraction (HCE). \$10 environmental waste fee applies. Expires 9/30/17.

Carpet Cleaning Coupons  
Original Maintenance Clean

SAVE 50%

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 9/30/17.

## *Thinking of Selling Your Home?*

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**\$315,000 | 1,633 SQFT**  
Sold as list price  
in 13 days



10054 SNIPE CIRCLE  
**\$405,000 | 2,284 SQFT**  
Sold \$25,000 above  
listing price in 9 days



22731 MESA SPRINGS WAY  
**\$406,000 | 2,502 SQFT**  
Sold \$11,000 above  
listing price in 7 days



10340 CANYON VISTA ROAD  
**\$409,000 | 2,415 SQFT**  
Sold for \$9,000 above  
list price in 9 days



6505 AVENIDA MICHAELINDA  
**\$320,000 | 1,024 SQFT**  
Sold \$10,000 above  
listing price in 5 days



24576 DUNLAVY COURT  
**\$335,000 | 2,083 SQFT**  
Sold \$8,000 above  
list price in 9 days



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GABRIELA HANSON**



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**SUNNYMEAD RANCH MARKET UPDATE**  
ALL PROPERTIES THAT SOLD IN THE MONTH OF JULY AND AUGUST

| ADDRESS                | SOLD PRICE | BED / BATH | SQFT  |
|------------------------|------------|------------|-------|
| 24557 Wisteria Ln      | \$286,000  | 4/3        | 1,707 |
| 10663 Hill Grass Dr    | \$287,000  | 3/2        | 1,074 |
| 24245 Old Country Rd   | \$300,000  | 3/2        | 1,667 |
| 10756 Anemone Cr       | \$310,000  | 3/3        | 1,472 |
| 23959 Blue Ridge Pl    | \$315,000  | 4/3        | 1,862 |
| 24397 Robinwood Dr     | \$315,000  | 3/2        | 1,633 |
| 24104 Ironbark Rd      | \$315,000  | 3/2        | 1,667 |
| 24655 Wisteria Ln      | \$320,000  | 3/3        | 1,707 |
| 24117 Rimview Rd       | \$330,000  | 4/2        | 1,757 |
| 24698 Covey Rd         | \$336,000  | 4/3        | 2,098 |
| 23785 Waterleaf Cr     | \$340,000  | 4/3        | 1,862 |
| 23918 Cedar Creek Te   | \$350,000  | 4/3        | 1,862 |
| 24248 Harvest Rd       | \$355,000  | 4/3        | 2,220 |
| 23776 Timber Bluff Ct  | \$360,000  | 4/3        | 2,020 |
| 24736 Moonshadow Dr    | \$365,000  | 4/3        | 2,278 |
| 23436 Mariner Wy       | \$377,500  | 4/3        | 2,418 |
| 24880 Sun Stream Cr    | \$404,088  | 4/3        | 2,391 |
| 10054 Snipe Cr         | \$405,000  | 5/3        | 2,284 |
| 10340 Canyon Vista Rd  | \$409,000  | 5/3        | 2,415 |
| 10576 Summer Breeze Dr | \$455,000  | 5/3        | 3,021 |



"Gabriela listed and sold our home faster than we thought. Her expertise was second to none. Everything went as planned with no delays, even closed 1 week early. Would recommend to every one looking to get top dollar and great service."

"Gabriela Hanson deserves 5 stars for each criteria because she has the local knowledge, expertise, and is great at what she does. I have already recommended her to our neighbor's and would recommend her to all that want a fast and easy experience in buying or selling your house."

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**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**

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