

JANUARY 2008

LOS SERRANOS RANCH

www.losserranoshoa.org



Professionally Managed by Keystone Pacific Property Management, Inc. - 16845 Von Karman, Ste. 200, Irvine, CA 92606

ANNUAL HOLIDAY LIGHTING CONTEST!

And the winners are....



First Place: 16329 Whitefield Ct.

Second Place: 16540 Misty Hill Dr.

Third Place: 4464 Sycamore Ridge Ct. (set to music!)

Mega-Wattage: 16449 Nesselwood Ct.

Best Decorated Street: Whitefield Ct.

An honorary mention also to the following wonderfully decorated homes:

<u>Misty Hill Dr.</u>	<u>Sycamore Ridge Ct.</u>	<u>Nesselwood Ct.</u>
16301	4456	16409
16355	4455	16408
16441	<u>Twin Peaks</u>	16424
16449	4415	<u>Swiftwing Ct.</u>
<u>Willow Mist Ct.</u>	4439	16406
16310	<u>Jasmine Hill</u>	<u>Penswift Ct.</u>
16316	4383	16418
<u>Autumn Glow</u>	4355	<u>Colebridge Ct.</u>
4418	4358	16442
<u>Stone Mountain Dr.</u>	<u>Denhaven Ct.</u>	<u>Kelton Ct.</u>
4392	16467	4150
4283	16483	<u>Glenhaven Ct.</u>
<u>Brentwood Ct.</u>	<u>Turnbury Ct.</u>	4159
16435	16463	4166
<u>Star Crest Dr.</u>	<u>Foxrun Dr.</u>	<u>Whitefield Ct.</u>
16350	4202	16321
<u>Thatchbury Ct.</u>	4328	16320
4162	4447	16342
<u>Wind Forest Way</u>	<u>Sonnet Pl.</u>	16358
16275	16309	16345
<u>Golden Glen Dr.</u>	16304	
4164		

Judging was done by the Property Manager.

Please remember that your holiday lights/decorations need to be removed by **January 31st**.

BOARD OF DIRECTORS:

President: Glen Powell

Vice-President: Arian Maleki

Secretary: Pamela Drummond

Treasurer: David Yu

Member-at-Large: Jack Ritoli

NEXT BOARD MEETING:

Wednesday, January 2, 2008

7:00 PM – General Session

8:00 PM – Executive Session

Butterfield Fire Station

5551 Butterfield Ranch Road, Chino Hills, CA 91709

The final agenda will be posted at the entry gates and available on the Association's website at least 4 days in advance of the meeting. You may also obtain a copy of the agenda by contacting management at 949-838-3227.

IMPORTANT NUMBERS:

ASSOCIATION MANAGER:

Claudia Faison

Phone: 949-838-3227

Emergency After Hours:

949-833-2600

Fax: 949-833-0919

cfaison@keystonepacific.com

COMMON AREA ISSUES:

Mindy Baumgardner

Phone: 949-838-3254

mbaumgardner@keystonepacific.com

BILLING QUESTIONS, ADDRESS

CHANGES, WEBSITE LOGIN:

Phone: 949-833-2600

accounting@keystonepacific.com

ARCHITECTURAL DESK:

Phone: 949-838-3239

architectural@keystonepacific.com

INSURANCE BROKER:

LaBarre/Oksnee,

95 Argonaut, Suite 110,

Aliso Viejo, CA 92656,

(949)588-0711

JANUARY 2008 REMINDERS

■ Tuesday, January 1 - New Year's Day Keystone Pacific Offices Closed

For after-hours association maintenance issues, please call (949) 833-2600 to be connected with the emergency service line.

Please call 9-1-1 for life-threatening emergencies.

■ Street Sweeping Days:

2nd and 4th Tuesday of each month between the hours of 7:30-9:30 AM

■ Trash Pick-Up Days: Thursdays

Please remove trash cans from the common areas after this day.

■ Wednesday, January 2 - Board Meeting @ 7:00 PM

Location: Butterfield Fire Station

5551 Butterfield Ranch Road, Chino Hills, CA 91709

PAY YOUR ASSOCIATION BILL ONLINE!

Keystone Pacific is now accepting association payments online. This new service is available by using the account billing inquiry feature located on the community website at www.losserranoshoa.com. All payments require a bank routing number in addition to a checking, savings or money market account number. Credit card payments are not accepted through this online service. Payments submitted online will be processed daily. If you have questions about this service or regarding your account number and password, please contact customer service at (949) 833-2600.

AFTER-HOURS SERVICE LINE:

If an association common area matter requires immediate attention after office operating hours, please call (949) 833-2600 and a representative will be happy to assist you.

New Legislation!

Open Meeting Act

Effective January 1, 2008, the Association will be required to post board meeting agendas prior to a board meeting. Please look for these agendas at the entry gates to the Los Serranos Ranch community, as well as on the Los Serranos Ranch community website. Any item that requires Board action, must previously be published in the agenda. Items not on the agenda will not be acted on. For more information or to place an item on an agenda, please contact Management.

Did you know the Association can fine you for having loud parties? For not picking up after your pet?

If you didn't know this, please review the Los Serranos Ranch Rules and Regulations. A copy was provided to you at the time you purchased your home.

The Rules and Regulations state in part:

- "Loud and Disturbing noises of any kind will not be tolerated within reason and not at all between 10:00PM and 6:00 AM. This includes TV's, home and car stereos, and animals."
- "Pet owner are required to pick up after their pet's waste and dispose of it in a sanitary manner."

Persistent failure to comply with the Rules and Regulations shall result in a Notice of Hearing, whereby the Board may assess the homeowner a fine according to the enforcement guidelines established in the CC&R's.

Have you seen people rummaging through your trash?

If so, please report the incident to the Chino Hills Sheriff Department at **909-465-6638 (for non-emergencies)**. Take the proactive approach in preventing incidences of burglaries and identify theft and help us keep the community free of vagrants and trespassers.

VISIT www.losserranoshoa.org!

Log onto the Los Serranos Ranch community website to:

- Submit maintenance requests, address changes
- Get the latest community news & updates
- Obtain minutes, newsletters, policies, forms
- Access your assessment billing account online
- Pay your association bill online



Should you have problem logging onto the community website, please call Customer Service at (949) 833-2600.

YOUR AD HERE !

If you are interested in placing an ad in the newsletter for your business each month, please email Claudia Faison at cfaison@keystonepacific.com with the exact wording of your ad and mail a \$50.00 check made payable to: Los Serranos Ranch.

