

MARCH 2008

# LOS SERRANOS RANCH COMMUNITY ASSOCIATION

www.losserranoshoa.org



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

## WICKMAN ELEMENTARY – TRAFFIC CONCERNS

It has been noticed that parents are parking at the Mindenvale entry gate in an effort to drop-off and pick-up their kids from school. This causes heavy congestion before and after school, creating a nuisance and safety hazard for drivers and pedestrians alike.

### **PARENTS, there is no parking or idling at the Los Serranos Ranch entry gates!!**

Please comply with these rules and make alternative arrangements to safely pick-up and drop-off your children from school.

The Association is considering the option of hiring a guard to patrol the entry gates and cite people who continue to park and idle in these areas.

## NUISANCES, NUISANCES

Did you know...

Per the Associations CC&R's and Rules and Regulations:

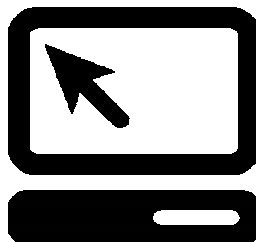
1. "Loud and Disturbing noises of any kind will not be tolerated within reason and not at all between 10:00 PM and 6:00 AM. This includes TV's, home and car stereo's, and animals.
2. "No noise or other nuisance shall be permitted to exist or operate upon any portion of a Lot so as to be offensive or detrimental to any other LOT or to occupants thereof." This includes, loud and late-night parties, noisy or smoky vehicles, large power equipment or power tools, barking dogs, etc.

**HOMEOWNERS, it is up to you to report these nuisances to Management! Perpetual nuisances will be subject to fines.**

### **VISIT [www.losserranoshoa.org](http://www.losserranoshoa.org)!**

Log onto Tustin Ranch's 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.

### **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, March 5, 2008**  
6:00 PM – Executive Session  
7:00 PM – General Session  
Butterfield Fire Station  
5551 Butterfield Ranch Road,  
Chino Hills, CA 91709

### **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

# MARCH 2008 REMINDERS

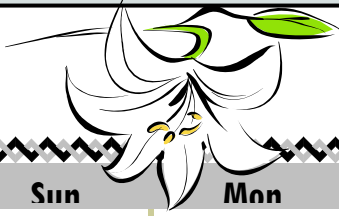
- **Sunday, March 9 - Daylight Saving Time Begins**  
Remember to set your clocks forward one hour.
- **Friday, March 21 - Good Friday**  
**Keystone Pacific Offices Closed**  
For after-hours association maintenance issues, please call (949) 833-2600 to be connected with the emergency service line.  
*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  
Please have your vehicle off the streets during these times.
- **Trash Pick-Up Days: Thursdays**  
Please remove trash cans from the common areas after this day.
- **Wednesday, March 5th- Board Meeting @ 7:00 PM**  
Location: Butterfield Fire Station

## DO YOU HAVE QUESTIONS ABOUT THE ARCHITECTURAL REVIEW PROCESS?

Information regarding the architectural review process can be found on Keystone Pacific's website at: [www.kppm.com/education/archappreview.php4](http://www.kppm.com/education/archappreview.php4).

## PAY YOUR ASSOCIATION DUES ONLINE @ WWW.KEYSTONEPACIFIC.COM

Log on today to make a payment online! 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. If you have questions about this service or regarding your account number and password, please contact customer service at (949) 833-2600.



# MARCH 2008 CALENDAR

Sun	Mon	Tue	Wed	Thu	Fri	Sat
						1
2	3	4	5 <b>BOARD MEETING @ 7</b>	6 TRASH DAY	7	8
9	10	11 <b>Street Sweeping</b>	12	13 TRASH DAY	14	15
16	17	18	19	20 TRASH DAY	21	22
23/30	24/31	25 <b>Street Sweeping</b>	26	27 TRASH DAY	28	29

### PARKING RULES AND REGULATIONS

**Please tell us your ideas!**

The Board of Directors is in the process of reviewing the Parking Rules and Regulations and making some changes. If you would like to express an idea, please email [cfaison@keystonepacific.com](mailto:cfaison@keystonepacific.com).

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