

APRIL 2008

# LOS SERRANOS RANCH COMMUNITY ASSOCIATION

www.losserranoshoa.org

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



## SPRING COMMUNITY GARAGE SALE!!

The annual community garage sale will be held on Saturday, April 26th. A notice will be placed in the Chino Champion and the gates will be open. If you are interested in participating in the garage sale, please fill out the flyer enclosed with this newsletter and return it to the City of Chino Hills along with a \$5.00 fee.



## APRIL REMINDERS:

**The Citation/Tow hold will be lifted on April 1, 2008!!**

**Parking Enforcement** – With the Verizon project coming to a close, the Association will be re-instating the Los Serranos Ranch Parking Rules beginning on April 1st. On this day, Patrol One will, once again, begin enforcement of the Parking Rules via citations and/or towing.

**Address Numbers** – Please do not remove the address numbers from your homes. If you have removed your address number, please replace it immediately. This is a matter of safety and convenience so that your home can be properly located in times of emergency.

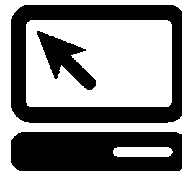
**Basket Ball Standards and Play Equipment** – These can only be stored on your “exclusive use” area such as your driveway or backyard. Storing basketball standards and play equipment in the common areas streets, cul-de-sacs and sidewalks will constitute a violation.

**Newspapers** – On a recent inspection, it was noted that many homeowners are leaving newspapers in their driveways, only to be blown away and scattered throughout the community. Please be courteous and properly dispose or recycle your newspapers.

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

Log onto Los Serranos 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: VACANT  
Member-at-Large: Jack Ritoli

## NEXT BOARD MEETING:

**Wednesday, May 7, 2008**

6:00 PM – Executive Session

7:00 PM – General Session

Butterfield Fire Station

5551 Butterfield Ranch Road,

Chino Hills, CA 91709

*The final agenda will be posted at the entryways 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](mailto:cfaison@keystonepacific.com)

### COMMON AREA ISSUES:

Mindy Baumgardner

Phone: 949-838-3254

[mbaumgardner@keystonepacific.com](mailto:mbaumgardner@keystonepacific.com)

### BILLING QUESTIONS,

### ADDRESS CHANGES,

### WEBSITE LOGIN:

Phone: 949-833-2600

[accounting@keystonepacific.com](mailto:accounting@keystonepacific.com)

### ARCHITECTURAL DESK:

Phone: 949-838-3239

[architectural@keystonepacific.com](mailto:architectural@keystonepacific.com)

### INSURANCE BROKER:

LaBarre/Oksnee,

95 Argonaut, Suite 110,

Aliso Viejo, CA 92656,

(949)588-0711

## APRIL 2008 REMINDERS

### ■ After-Hours Service Line:

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, MAY 7th- Board Meeting @ 7:00 PM

Location: Butterfield Fire Station  
16845 Von Karman, Ste. 200, Irvine, CA 92606

### 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.

### WICKMAN ELEMENTARY – TRAFFIC CONCERNS

Many parents have become accustomed to parking at the Mindenvale entry gate in order 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 the community. If the community joins hands in reporting these parking concerns to the Chino Hills City Council, the influx of complaints may pressure the City to pay more attention to this problem.

Please direct your complaints to the below:

[chagman@chinohills.org](mailto:chagman@chinohills.org)

Curt Hagman - Mayor Chino Hills:

[progers@chinohills.org](mailto:progers@chinohills.org)

Peter Rogers - Mayor Pro Tem

[egraham@chinohills.org](mailto:egraham@chinohills.org)

Ed Graham - Councilmember

[gnorton-perry@chinohills.org](mailto:gnorton-perry@chinohills.org)

Gwen Norton - Perry Councilmember



### GRAFFITI ALERT!

Homeowners, if you spot graffiti on the property, please report it to Management immediately. Please call the Police directly if you witness graffiti-tagging or other crimes in process.

Vandals will be held liable for all damages caused to the common area.

**VACANT BOARD POSITION:** At this time, there is ONE vacant position on the Board. If you are a homeowner interested in serving your community, please contact Management to receive a candidacy application .

## GATE CODE CHANGE!!!

Effective May 1, 2008 the new Gate Code will be:

**key key 2020**

### INCOME TAX PREPARATION SERVICE EASY AND CONVENIENT

Free Electronic Filing w/preparation  
Fastest and Largest Refund Legally

I offer Pickup and Delivery Service  
Call: Katie Patel – (909) 606-6247 Cell (909) 618-3667  
16415 Swiftwing Ct., Chino Hills