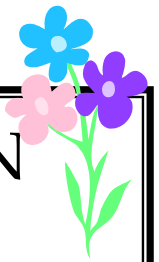


MAY 2008

LOS SERRANOS RANCH ASSOCIATION

www.losserranoshoa.org

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



GATE CODE CHANGE!!!

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

key key 2020



... Is May 11th

1. Buy a card
2. Don't forget

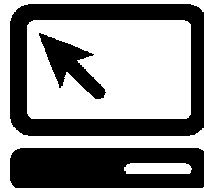
COMMUNITY REMINDERS

- **RESIDENTIAL IRRIGATION** – To help prevent and decrease the green slime in the street gutters, please take the time to inspect your front and back yard irrigation for over watering. Sprinkler stations should only be set for a maximum of 5 minutes. The soil will only absorb so much water before it simply runs off into the gutter. Tip: If there is algae growing in the drain outlet in front of your home then you are most likely over watering your back yard. Thank you!
- **STREET PARKING** – Please remember that per the CC&Rs and Parking Rules and Regulations, garages and driveways should each be used to accommodate 2 vehicles.

VISIT 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.

BOARD OF DIRECTORS:

President:: Glen Powell
Vice-President: Arian Maleki
Secretary: Pamela Drummond
Treasurer: Manny Zaragoza
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

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

MAY 2008 REMINDERS

- **Monday, May 26 - Memorial 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
 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 7 - Board Meeting @ 7:00 PM**
 Location: Butterfield Fire Station
 5551 Butterfield Ranch Road, Chino Hills, CA 91709

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.

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.

2008 ANNUAL ELECTION

If you are interested in serving on the Association Board, please complete the Candidacy Statement form included with this newsletter and return it to Keystone Pacific Property Management.



For your own safety and the safety of children playing in the streets, please slow down and observe all stop signs throughout the community!

TAX DOCUMENTS: To save or not to save?

As we complete our annual tax ritual many of us are looking at those full folders thinking, "Do I really need to keep this?" Here is some input from the IRS website <http://www.irs.gov>:

- Keep Copy C of all W-2 and 1099 Forms showing interest and other income and a record of any other information filed with your return. Keep these records for at least 3 years from the date your return was due or filed, or 2 years from the date you paid the tax, whichever is later.
- Note that the IRS recommends keeping some documents longer than 2-3 years; for instance, records relating to a home purchase or sale, stock transactions, IRA and business or rental property.
- Experts also advise people who own small businesses, investment portfolios and other extenuating circumstances to keep their tax records for 4 years beyond the minimum 3 required by the IRS for simple returns.
- Specific records that the IRS recommends you keep include bills, credit card and other receipts, invoices, mileage logs, checks and other proof of payment, and any other documentation that supports deductions or credits you claim on your return.