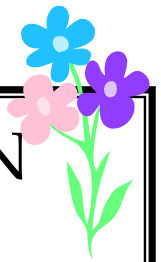


JUNE 2008

LOS SERRANOS RANCH ASSOCIATION

www.losserranoshoa.org

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



Don't forget!!

The New GATE CODE is key key 2020

COYOTE WARNING:

Homeowners, please be aware that a little girl was recently attacked by a coyote in the Los Serranos community. She was playing in the cul-de-sac when a coyote walked onto the street and bit her.



Coyotes, or urban coyotes, seem to be doing quite well with the encroachment of man. They've been here for generations and don't appear to be leaving us any time soon. Maybe you've seen one around the streets within the community. If not, don't be surprised if you do. The coyotes in Los Serranos seem to be more aggressive than ordinary and like to drink water from the sprinklers during the hot season. So, how can we peacefully coexist with them?

DOs

- Feed pets indoors and promptly remove their food once done.
- Store pet food in animal-proof containers.
- Keep trash in sturdy containers and put it out the night before pickup.
- Clear brush and excess debris from your yard. Keep yards well lit.
- Keep small children and pets under close supervision.
- Always carry a stick in hand.

DON'Ts

- Leave food or water out for wildlife.
- Try and capture or handle wildlife.
- Put trash out in plastic bags or out the morning of pickup.
- Allow pets to run loose at any time.
- Fail to report unusual occurrences or encounters with wildlife or Animal Control.

Practice the dos and don'ts listed above. Teach your children to avoid stray animals. Do not approach stray animals for any reason. Report sightings and unusual occurrences to the Humane Society at (909) 623-9777. By doing so, we believe we stand a much better chance of peacefully coexisting with them.

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, July 2, 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

JUNE 2008 REMINDERS

- 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, July 2 - 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

The Annual Election will beheld in August 2008. If you are interested in serving on the Association Board, please contact Management at cfaison@keystonepacific.com to receive a Candidacy Statement form.

LANDSCAPE MAINTENANCE

If you take a quick walk around the community, you will notice that the landscaping at some homes is not being properly maintained. It is creating an eyesore for everyone else who lives in the Association! Please remember that it is each homeowner’s responsibility to make sure that the landscaping at their home looks its very best. Mowing, trimming and weeding should be done on a regular basis. Check the irrigation system for leaks and adjust the timers as needed. Many homeowners are continually over watering – this can kill the plants! Also, if your lawn is turning a yellowish color, it is in need of fertilizer! We are asking each homeowner to do their part in keeping the Association looking its very best. If you are too busy to care for your own landscaping then hire a professional! There are a few homeowners that have hired gardening services at very low rates!



BABYSITTER AVAILABLE!

Hi, my name is Megan. I am 17 years old and live here in Los Serranos Ranch. I am available for babysitting; if you are interested, please call me at (909)732-3798. References available.

NEWSLETTER ADS

If you are interested in placing an ad in the newsletter for your business each month, please e-mail 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.”