

September 2008

# LOS SERRANOS RANCH ASSOCIATION

[www.losserranoshoa.org](http://www.losserranoshoa.org)

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

## PARKING IN THE COMMUNITY

Management has received complaints from homeowners in the community that there are many unauthorized vehicles parking on the streets. Everyone in the community has a two car garage. Homeowners should only park on the street if they have a 5th vehicle that does not fit in the garage or on the driveway and have obtained a permit for the 5th vehicle. Please be courteous to your neighbors and utilize your garage and your driveway to their full capacity for the parking of vehicles. Thank you for your cooperation!



## LAWN MAINTENANCE

To maintain the beauty of the community, please remember to maintain your front yard landscaping. Lawns should be regularly mowed, weeding performed on a routine basis and the shrubs and trees trimmed as required.

## REAL ESTATE SIGNS IN THE COMMON AREA

If you are currently in the process of selling your home or if you plan to put your home on the market in the near future, please remember not to place real estate signs in the common areas!

The Association's landscaping crew has been instructed to remove and dispose of any signs found in the common area. If you don't want the signs thrown away, keep them out of the common areas! Thank you!



## SOLICITORS IN THE COMMUNITY

**Have you seen or dealt with solicitors around the community?** If so, please report them to the Chino Hills Sheriff Department at **909-465-6638 (for non-emergencies)**. Take the proactive approach in keeping the community free of trespassers.



## 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, September 3, 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

## SEPTEMBER 2008 REMINDERS

- **Monday, September 1 - Labor 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, September 3 - Board Meeting @ 7:00 PM**  
 Location: Butterfield Fire Station  
 5551 Butterfield Ranch Road, Chino Hills, CA 91709

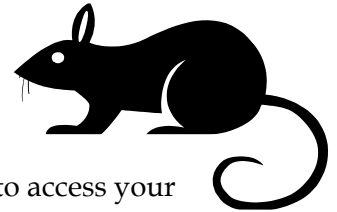
## CONVENIENT ASSESSMENT PAYMENT OPTIONS

- 1) **SIGN UP FOR THEACH PROGRAM:**  
 Save time and money! Sign up for our ACH program to have your assessment payment automatically debited from your checking or savings account. Please call customer service at (949) 833-2600 or send an e-mail to accounting @keystonepacific for an application.
- 2) **PAY ONLINE AT WWW.KEYSTONEPACIFIC.COM:**  
 Payments can also be made 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.

## UNWANTED CRITTERS IN THE COMMUNITY

Please help us keep out the number of unwanted critters in the community by doing your part! Here are a few simple suggestions that you can use to keep the population down:

1. Make sure that you keep the lid on your trash bins at all times.
2. Do not to leave pet food out overnight.
3. Be sure to properly maintain ivy-covered walls as rats/mice like to take cover in thick brush.
4. If you have bird feeders, pick up seeds that have fallen onto the ground.
5. Trim trees so that branches are not touching the rooftops. Rats/Mice will use them to access your home.
6. Contact an exterminator for your own home, if needed.



## PICK UP THE TRASH

Please help keep our community looking beautiful - this is your home as well as your investment! By helping to keep trash out of the common areas, you are protecting your property value. Next time you go on a walk and notice trash in the common area, take a moment to pick it up and throw it away in a trash bin. It will only take a minute of your time but it would make a world of difference! Also, don't forget to recycle whenever possible!

## WROUGHT IRON PAINTING

If it is time to paint your wrought iron, please refer to the following approved paint color and manufacturer: **Dunn Edwards, "Encore Teal" #DEA182**

The nearest Dunn Edwards store is located at 2401 South Vineyard, #A in Ontario.



## 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](mailto:cfaison@keystonepacific.com) with the exact wording of your ad and mail a \$50.00 check made payable to "Los Serranos Ranch."