

OCTOBER 2008

LOS SERRANOS RANCH



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



HAPPY HALLOWEEN!!

HOLIDAY LIGHTING COMMITTEE

The Association is looking for a few volunteers to install holiday lighting and/or holiday decorations at the front entrance of the community during the holiday season. Management would like to establish a Holiday Lighting Committee that would be able to help with these efforts and improve the Holiday decorations for the upcoming season. If you are interested in being a member of the Holiday Lighting Committee, please contact Management at (949) 838-3227 or via email at cfaison@keystonepacific.com. **Thanks for your help!**

LEASING POLICY

Please be reminded that per the CC&R's, "No Owner shall be permitted to rent or lease his LOT for transient or hotel purposes, or for a period of less than thirty (30) days. No Owner may rent or lease less than the entire Lot. All rental and lease agreements shall be in writing and shall provide that the terms of such agreement shall be subject in all respects to the provisions of [the CC&R's], By-Laws, Articles and Rules and Regulations, and that failure by the tenant or lessee to comply with the terms of such documents shall constitute a default under such agreement."

COMMERCIAL VEHICLES



Per the Association's Governing Documents, Commercial Vehicles are not eligible to receive a parking permit. Commercial vehicles found using a parking permit will have their permit immediately revoked/invalidated and will be subject to tow. Commercial vehicles are defined as but not limited to vehicles having any of the following attributes: 1)Racks 2)Ladders 3)Tool boxes on the sides 4)Over 3/4 ton 5)More than 2 axles 6)Vans or buses designed to carry more than 10 persons.



BOARD OF DIRECTORS:

President:: Glen Powell
Vice-President: Arian Maleki
Secretary: Pamela Drummond
Treasurer: Manny Zaragoza
Member-at-Large: Jack Ritoli

NEXT BOARD MEETING:

Tuesday, October 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,

OCTOBER 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 Day:**
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 Day: Thursdays**
Please remove trash cans from the common areas after this day.
- **Tuesday, October 7, 2008 - Board Meeting @ 7:00 PM**
Location: Butterfield Fire Station
5551 Butterfield Ranch Road, Chino Hills, CA 91709

TWO CONVENIENT ASSESSMENT PAYMENT OPTIONS

1) SIGN UP FOR THE ACH 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 ACH application.

OR

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 regarding your account number and password, please contact customer service at 949- 833-2600.

Dr. Tong DDS PhD Orthodontics

Board Certified, American Board of Orthodontics Faculty, USC Graduate Orthodontic Program, Over 10 yrs., close to 10,000 cases experience

We do

- * Mini twin or frictionless braces
- * Ceramic clear braces
- * Invisalign
- * Removable/fixed retainers
- * Mini- implants

We Offer

- * Free Consultation
- * Low monthly payment
- * Sibling discount
- * \$200.00 discount w/coupon



Check us out also online at www.braces4mysmile.com

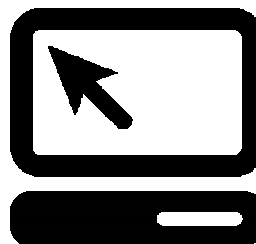
**11705 Slate Ave., Suite 150
Riverside, CA 92505
Tel: (951) 689-8021**

**14335 Pipeline Ave., Suite A
Chino, CA 91710
Tel: (909) 902-1180**

VISIT www.losserranoshoa.org!

Log onto the 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.