

NOVEMBER 2008

LOS SERRANOS RANCH

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



Happy Thanksgiving!

PARTY NOISE

Please be courteous to your neighbors and bring your party indoors after 10pm!! Per the Rules and Regulations, "Loud and disturbing noises will only be tolerated within reason, and will not be tolerated at all between the hours of 10:00pm and 6:00am. This includes, but is not limited to, TVs, home and car stereos, musical instruments, modified or non-standard vehicle exhausts, parties or other gatherings, and noisy animals." Excessive non-compliance may result in fines.

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.



NO PARKING IN FRONT OF MAILBOXES



It has been brought to management's attention that some homeowners are parking in front of the mailboxes during the day. This creates delays with the mail as the mailman will skip the blocked mailbox and deliver the mail on a different day. Please pay attention to where you park and **BE SURE NOT TO BLOCK MAILBOXES!** Thank you for your attention!

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, November 5, 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,



NOVEMBER 2008 REMINDERS

■ Thursday, Nov. 27 & Friday, Nov. 28 - Thanksgiving Holiday 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 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, November 5, 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.

A SHOUT OUT TO A FINE BOARD MEMBER!!

Please join me in thanking Pamela Drummond for her wonderful two years of service on the Los Serranos Ranch HOA Board!!

PROPOSED NEW RULE

Below, please find the proposed new rule to be incorporated in the Los Serranos Ranch Rules and Regulations. This rule is being proposed in an effort to curb the arbitrary parking of vehicles in the community for the purposes of parking consistency and protection of property.

In accordance with California Civil Code 1357.130, the Association must distribute proposed rule/policy changes, stating the purpose and effect, to the membership at least thirty days before making the change or adopting a new rule. If you have any comments or concerns, please email Claudia Faison at cfaison@keystonepacific.com.

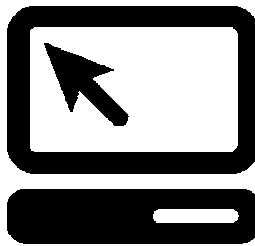
The Board will vote on the new rule at the December 2008 board meeting .

Proposed New Rule: *“When not in a property’s garage, all of the vehicle’s tires must be completely on paved concrete that was either part of the lot’s original driveway as designed by the developer, or on expansion of the paved driveway that was expressly approved by the architectural committee for the purpose of parking vehicles.”*

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.

