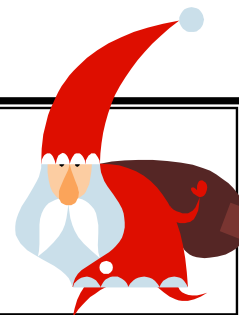




DECEMBER 2008

LOS SERRANOS RANCH

www.losserranoshoa.org



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

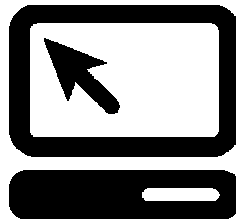
HOLIDAY REMINDERS

- Holiday decorations are permitted from Thanksgiving until January 10th.
- Holiday lights are permitted as long as they are UL approved outdoor lights.
- Replace light strands with broken sockets, frayed cords and/or loose connections, even if they are new.
- Make sure you do not overload a circuit. Overloads can cause fire and circuit failure. "No more than three" is a good rule to follow.
- Keep all electrical connectors above ground and out of water.
- Never leave lighted candles unattended.
- Do not change bulbs or fuses while the light set is still plugged in.
- Check the water level of your organic holiday tree.
- Make sure all holiday lights are unplugged before you go to bed or leave your home.
- Always be considerate of neighbors when decorating for holidays.
- Have a wonderful Holiday Season!!

VISIT www.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: Jack Ritoli
 Vice-President: Arian Maleki
 Secretary: Glen Powell
 Treasurer: Laura Kopulsky
 Member-at-Large: Manny Zaragoza

NEXT BOARD MEETING:

Thursday, December 11, 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 entry-ways 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

DECEMBER 2008 REMINDERS

- **The Offices of Keystone Pacific will be closed in observance of the Christmas holiday as follows:**
 - * *Wednesday, December 24 - Closed at Noon*
 - * *Thursday, December 25 - Closed All Day*
 - * *Friday, December 26 - Closed All Day*
- **Street Sweeping Days:**
2nd and 4th Tuesday of each month between the hours of 7:30-9:30 AM
- **Trash Pick-Up Days: Thursdays**
Please remove trash cans from the common areas after this day.
- **Thursday, December 11 - 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.

SCHOOL PARKING AT MINDENVALE IS PROHIBITED!!

Parents are continuing to park their vehicles at the Mindenvale entry when dropping-off and picking-up their kids from Wickman Elementary School. This causes heavy congestion before and after school, creating a nuisance and safety hazard for the community. The Association has hired a standing guard to randomly patrol this area and cite and/or tow those who are parking in 'No Parking'/'No Loitering zones'. Please be a good example to your children, and respect the street signs and traffic laws!



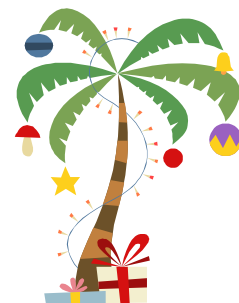
YOUR AD HERE !

If you are interested in placing an ad in the newsletter for your business each month, please email 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.

ANNUAL HOLIDAY LIGHTING CONTEST

This year the annual holiday lighting/decoration contest will be held on Thursday, December 11th anytime after 6:00 p.m. The prizes awarded will be Target gift cards.

3rd Place—\$50.00 *Mega Wattage (most lights) - \$75.00*
 2nd Place—\$75.00
 1st Place—\$100.00



GOOD LUCK TO EVERYONE!

PRIZES!