

JANUARY 2009

LOS SERRANOS RANCH

www.losserranoshoa.org



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

ANNUAL HOLIDAY LIGHTING CONTEST!

And the winners are....

First Place: 4355 Jasmine Hill Court.

Second Place: 4447 Foxrun Drive

Third Place: 4464 Sycamore Ridge Ct. (set to music!)

Mega-Wattage: 16449 Nesselwood Ct.

Best Decorated Street: Whitefield Ct.

An honorary mention also to the following wonderfully decorated homes:



<u>Misty Hill Dr.</u>	<u>Sycamore Ridge Ct.</u>	<u>Nesselwood Ct.</u>
16441	4464	16409
16449	4456	16408
16501	4455	16416
16519	<u>Twin Peaks</u>	16449
<u>Willow Mist Ct.</u>	4439	<u>Swiftwing Ct.</u>
16321	<u>Jasmine Hill</u>	16439
16310	4383	<u>Penswift Ct.</u>
16316	4358	16418
16303	4346	<u>Colebridge Ct.</u>
<u>Stone Mountain Dr.</u>	4343	16466
4392	4355	16461
4395	<u>Turnbury Ct.</u>	16437
4331	16447	16442
4283	16471	<u>Whitefield Ct.</u>
4251	<u>Foxrun Dr.</u>	16302
<u>Brentwood Ct.</u>	4201	16313
16404	4202	16320
<u>Thatchbury Ct.</u>	4340	16329
4167	4447	16342
4185	<u>Wind Forest Way</u>	16382
<u>Golden Glen Dr.</u>	16279	
4164	16278	

Judging was done by the Property Manager.

Please remember that your holiday lights/decorations need to be removed by
January 31st.

BOARD OF DIRECTORS:

President: Jack Ritoli

Vice-President: Arian Maleki

Secretary: Glen Powell

Treasurer: Laura Kopulsky

Member-at-Large: Manny Zaragoza

NEXT BOARD MEETING:

Tuesday, January 6, 2009

6:00 PM – Executive Session

7:00 PM – General Session

Wickman Elementary School

16250 Pinehurst Drive

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

JANUARY 2009 REMINDERS

- **Keystone Pacific Closed in Observance of the New Year's Holiday - Thursday, January 1 & Friday, January 2**
- **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.
- **Tuesday, January 6 - Board Meeting @ 7:00 PM**
Location: Wickman Elementary School
16250 Pinehurst Dr., Chino Hills, CA 91709

AFTER-HOURS SERVICE LINE:

If an association common area matter requires immediate attention after management's office operating hours, please call **949-833-2600** and a representative will be happy to assist you.

Please call 9-1-1 for life threatening emergencies.

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.com for an ACH application.

GATE CODE CHANGE!!!!

Effective January 15, 2009, the gate code will change to **key key 9631**.

ADOPTION NEW RULE

Below, please find the newly adopted parking rule, which will go into effect in 30 days or on January 30, 2009. Please read this rule carefully. It is recommended that this document be retained with your other property records for future reference.

When not in a property's garage, all of the vehicles' 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.

A SPECIAL THANK YOU...

To those residents who took the time to warn homeowners of the imminent fires, as they advanced ever-so close to our homes.

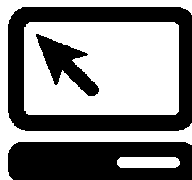
EMERGENCYALERT – <http://www.chinohills.org/list.asp>

The City website has a feature that allows you to get automatic e-mail alerts on things such as road closures and evacuations. Many LSR residents have found it to be a better source of accurate and timely information than the TV news. Visit the link above to subscribe!

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.

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.