

JUNE 2009

# LOS SERRANOS RANCH

www.losserranoshoa.org



Professionally Managed by Keystone Pacific Property Management, Inc. - 41593 Winchester Road, Ste. 113, Temecula, CA 92590

## August is Annual Election Time



*The purpose of this election is to elect two (2) members to the board to serve a two (2) year term. Board Member positions are voluntary and provide no monetary compensation. If you would like information on each board member's position, please refer to your By-Laws or contact Management at (951) 491-6863 or [swashington@keystonepacific.com](mailto:swashington@keystonepacific.com). If you are interested in joining the Board of Directors, please fill out the enclosed candidacy statement and return it to Keystone Pacific no later than June 15, 2009.*



I wanted to introduce myself, I will be your new Community Association Manager, my name is Serina Washington and I currently work out of the Temecula Branch office and reside in Corona. I have been with Keystone Pacific Property Management, Inc. for the past four (4) years. I look forward to working with all of you!

### 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, June 2, 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 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:

**Serina Washington**

Phone: 951-491-6863

Fax: 951-491-6864

[swashington@keystonepacific.com](mailto:swashington@keystonepacific.com)

**Emergency After Hours:**

**951-491-6866**

#### COMMON AREA ISSUES:

**Terry Kammes**

Phone: 951-491-7362

[tkammes@keystonepacific.com](mailto:tkammes@keystonepacific.com)

#### BILLING QUESTIONS, ADDRESS CHANGES, WEBSITE LOGIN:

Phone: 951-491-6866 ext. 242

[accounting@keystonepacific.com](mailto:accounting@keystonepacific.com)

#### ARCHITECTURAL DESK:

Phone: 951-491-6866

[architectural@keystonepacific.com](mailto:architectural@keystonepacific.com)

#### INSURANCE BROKER:

LaBarre/Oksnee,

95 Argonaut, Suite 110,

Aliso Viejo, CA 92656

(949) 588-0711

## JUNE 2009 REMINDERS

- **Street Sweeping Days:**  
2nd and 4th Tuesday of each month between the hours of 7:30-9:30 A.M.
- **Trash Pick-Up Days: Thursdays**  
Please remove trash cans from the common areas after this day.
- **Tuesday, June 2, 2009 - 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 **951-491-6866** 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 951-491-6866 or send an e-mail to [accounting@keystonepacific.com](mailto:accounting@keystonepacific.com) for an ACH application.

### *Just a Few Friendly Reminders:*



1. Please make sure your lawn is maintained and free from weeds.
2. Please watch your speed while driving through the community.
3. If you notice any landscaping issues in the common area, please contact Management so we may place a work order.
4. Please be cautious when entering and exiting the gates. Only one car permitted at a time.
5. Please take a look around your home, is it in need of touch up painting? You do not need to submit an architectural application if you are painting your home the same color. If you are thinking of painting your home another color, you must submit an application prior to the commencement of any work, please contact Management for an architectural application.

### VISIT [www.losserranoshoa.org](http://www.losserranoshoa.org)!

Log onto Los Serranos Ranch's 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 (951) 491-6866.

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