

JULY 2009

LOS SERRANOS RANCH

www.losserranoshoa.org



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

June 2, 2009

Board Meeting Highlights

- The City of Chino Hills representatives were present to discuss their plans for replanting and repairing the burned areas of the community. They are currently working on removing the weeds and dead plant material. Stay tuned!!!
- The Board has approved installing a light post at the Mindenvale gate to lighten up the entry.
- The Board is currently working on reviewing proposals regarding the street repair/slurry sealing. We appreciate your patience during this time.
- Villa Park, the landscaping maintenance company, is working on tree trimming and plant material replacement. The acacia, which is a woody type of plant material, will be removed and replanted with myoporum pacifica on the slopes at Carrington. This will provide a greener ground cover that should fill in beautifully.



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, July 7, 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 951-491-6866.

IMPORTANT NUMBERS:

ASSOCIATION MANAGER:

Serina Washington

Phone: 951-491-6863

Fax: 951-491-6864

swashington@keystonepacific.com

Emergency After Hours:

951-491-6866

COMMON AREA ISSUES:

Terry Kammes

Phone: 951-491-7362

tkammes@keystonepacific.com

BILLING QUESTIONS,

ADDRESS CHANGES,

WEBSITE LOGIN:

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INSURANCE BROKER:

LaBarre/Oksnee,

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COMMUNITY GARAGE SALE!

Please join us on **SATURDAY, JULY 11, 2009** for a Los Serranos Community Garage Sale! Time to clean out your closets and your garage and make some extra money! We will have the gates open from 7 a.m. to 2 p.m. so that shoppers can come into the community and see what treasures you have to sell. Pass the word along to your friends! We will advertise in the Chino Champion. Please remember, each homeowner interested in participating, will be responsible to obtain their garage sale permit by calling (909) 364-2714 or visiting the website at www.chinohills.org/residents/permits.



JULY 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, July 7, 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 for an ACH application.

Rules and Regulations Reminders:

Pets: Pet owners will be held responsible for any damages or nuisances caused by their pets. Pet owners must obey leash laws and have their pets on a leash at all times. Pet owners are required to pick up their pet's waste and dispose of it in a sanitary manner.



Noise: Loud and disturbing noises of any kind will not be allowed within reason and not at all between 10:00 P.M. and 6:00 A.M. This includes T.V.'s, home and car stereo's and animals.

Cul-De-Sac Parking: Please refrain from parking head in at the end of the cul-de-sacs. Please park your vehicle facing the right of way direction.



BB Hoops: Please do not leave your portable basketball standard in the street or on the sidewalk.

VISIT 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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