

DECEMBER 2009



LOS SERRANOS RANCH

www.losserranoshoa.org



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

NOVEMBER 11, 2009

BOARD MEETING HIGHLIGHTS

- Discussed and approved the 2010 budget with a \$4.00 increase. The new monthly assessments will be \$46.00 effective January 1, 2010.
- Update on the street repair/slurry sealing – this item was tabled pending further review in 2010.
- Approved the October 6, 2009 minutes.
- Tabled the landscape extra proposal at this time to add mulch throughout the community.



Parking Rules and Regulations Rule of the Month Reminder

We cannot stress these rules enough. The Association continues to receive complaints about cars parking in violation of the Rules and Regulations. Please remember to obey the speed limit and the posted signs regarding “head in” parking.

Letters will be sent to all homeowners in violation of the Parking Rules and Regulations. To avoid these pesky letters and a possible fine assessed to your account, please read and comply with the rules and regulations below:

No parking is permitted on the radius of a curve, under or near a “No Parking/No Loitering” Sign, in front of mailboxes, fire hydrants, fire lanes and red curb areas, obstructing clear view of a stop sign, or obstructing the safe flow of traffic.

Permitted street parking, overnight or guest vehicles may not block sidewalks or driveways. Vehicles must be parked legally with both right tires a maximum of 18 inches from a designated curb. Vehicles may not park head into a cul-de-sac, extending into a cul-de-sac and not against traffic.

For more on these rules and regulations, please visit the website.

BOARD OF DIRECTORS:

President: Glen Powell
Vice President: Bob Williams
Secretary: Laura Kopulsky
Treasurer: Manny Zaragoza
Member-At-Large: Jack Ritoli

NEXT BOARD MEETING:

Tuesday, December 1, 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, CCAM

Phone: 951-491-6863

Emergency After Hours: 951-491-6866

Fax: 951-491-6864

swashington@keystonepacific.com

COMMON AREA ISSUES:

Valerie Rodriguez

Phone: 951-491-6866 ext 636

vrodiguez@keystonepacific.com

BILLING QUESTIONS/ ADDRESS CHANGES/ WEBSITE LOGIN:

Phone: 951-491-6866

customercare@keystonepacific.com

ARCHITECTURAL DESK:

Phone: 951-491-6866 ext. 239

architectural@keystonepacific.com



DECEMBER 2009 REMINDERS

- **Keystone Pacific will be closed in observance of the holiday season as follows:**
 - * *Thursday, 12/24 - Closed at noon*
 - * *Friday, 12/25 - Closed all day*
 - * *Thursday, 12/31 - Closed at noon*

For after-hours association maintenance issues, please call 951-491-6866
to be connected with the emergency service line.
Please call 9-1-1 for life-threatening emergencies.
- **Trash Pick-Up Day - Thursdays**
Please remove trash cans from the common areas after this day.
- **Street Sweeping Days:** 2nd and 4th Tuesday of each month between the hours of 7:30 – 9:30 A.M.

AFTER-HOURS SERVICE LINE:

If an association common area matter requires immediate attention after 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 care at 951-491-6866 or send an e-mail to customer care@keystonepacific.com for an ACH application.

Holiday Light and Tree Safety from Southern California Edison

- * 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. "Three no more" is a good rule.
- * Keep all electrical connectors above ground and out of water.
- * Never leave lighted candles unattended.
- * Keep all holiday lights away from carpeting, furniture, and other combustible materials.
- * Check the water level of your organic holiday tree daily.
- * Do not insert tacks or nails through any electrical cords.
- * Outdoor lights are meant to be used exclusively outdoor.
- * Make sure holiday lights are unplugged before you go to bed or leave home.



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

Everything in Our Neighborhood

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