

APRIL 2010

LOS SERRANOS RANCH

www.losserranoshoa.org



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

MARCH BOARD MEETING HIGHLIGHTS

GENERAL SESSION:

- Approval of the February 16, 2010 General Session Meeting Minutes
- Approval of the Architectural Submittal Report for January 2010
- Approval of the Draft Audit Report for the December 31, 2009 year end
- Landscaping Discussion – Oak Trees at Entrance
- French Drain Installation Proposals - Carrington Entrance
- Delinquencies—Motion to file liens for the collection of unpaid assessments and fees

EXECUTIVE SESSION:

- EDG Summary Site Visit Discussion
- Approval of the February 16, 2010 Executive Session Meeting Minutes
- Violations—Motion to place fines on accounts where homeowners have been called to hearing for community violations
- Delinquencies—Motion to file small claims for the collection of unpaid assessments and fees



Keystone Pacific will be closed on April 2, 2010 in observance of Good Friday.

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!

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, April 20, 2010
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 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:

Terry Kammes
Phone: 951-491-6866 ext 636
tkammes@keystonepacific.com

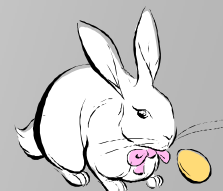
BILLING QUESTIONS/ ADDRESS

CHANGES/ WEBSITE LOGIN:

Phone: 951-491-6866
customer@keystonepacific.com

ARCHITECTURAL DESK:

Phone: 951-491-6866 ext. 239
architectural@keystonepacific.com



APRIL 2010 REMINDERS

- 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.



Please remember to review the parking rules and regulations! If you do not have a copy, please contact Management at (951) 491-6863.

SIGN UP FOR E-NOTIFICATIONS

Enroll to receive e-statement notifications once your assessment statement is ready to be viewed online. If you decide to enroll in this process and have an account in good standing, an email notification will be sent as the statement becomes available online. Once you have signed up for this program, you will no longer receive paper statements and any inserts that typically are sent with the assessment statements.

In addition to the e-statement notification program, you can also sign up to receive email notifications involving our community association. Information pertaining to events, news, and activities in our community could be sent by email to the homeowners who have enrolled in this e-news program.

To sign up, please register from the "Update My Profile" page once you have logged into your billing account at www.keystonepacific.com.

COMMUNITY REMINDERS

Spring Cleaning: Please do your part for the community by making sure that you are cleaning your front patios regularly, spray washing your stucco to remove any dirt, and storing all bikes and sports equipment in your garage or rear yard to keep front yards and driveways free of clutter.

Parking Reminder: 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 cul-de-sac, extending into a cul-de-sac and not against traffic.

Pet Reminder: Pet owners will be held responsible for any damages or nuisances caused by their pets. Nuisances shall include loud, frequent barking, or overtly threatening or aggressive behavior toward people outside of the owner's property.



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

ChinoHillsOnline.com

News | Schools | Merchants | Homes