

JUNE 2010

# LOS SERRANOS RANCH

## www.losserranoshoa.org



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

### STOP SIGN VIOLATIONS AND SPEEDING THROUGHOUT THE COMMUNITY



It has come to the attention of Management, that there has been rampant speeding and stop sign running throughout the community. This needs to cease immediately! Residents should be mindful of the speed limit and observe it. Stop signs mean "STOP" and then proceed when safe to do so.

Please be advised that vehicles observed breaking posted traffic signs will be located to their corresponding residences, and owners will be held responsible for the violation, in accordance with the Violation Policy. Please remember, that all owners are responsible for their visitors and tenants as they enter and exit the community.

We also have received numerous complaints with regard to the Wickman spillover parking at the entry gates.

The Board of Directors will be discussing these issues at the next board meeting.



#### 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, June 15, 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



# JUNE 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. Inserts that are typically sent with the assessment statements will be sent electronically.

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/www.losserranoshoa.org](http://www.keystonepacific.com/www.losserranoshoa.org).

### REMINDERS:

#### COMMUNITY GARAGE SALE!

Please join us on **SATURDAY, JUNE 26, 2010** 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](http://www.chinohills.org/residents/permits).



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

Log onto the Los Serranos Ranch 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

### Birthday Parties



Hey, Moms and Dads!!! Having a birthday party for your young child (2-7) years old and don't know what to do for entertainment??? Well, I have the solution!!! Let Safety Mom, Shirley, entertain your child and their guests with one hour safety games. What a better way for your child and his/her friends to learn safety together. Also, your child gets a signed copy of my book, "Mom and Me: A Mother's Read-along Guide to Child Safety". Call today and make an appointment for your next party and get a quote. Thank you and stay safe.

Shirley Edwards  
[www.momandmebook.com](http://www.momandmebook.com) or  
(909) 636-6696

