

JULY 2010

# LOS SERRANOS RANCH

www.losserranoshoa.org



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

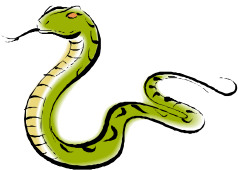
## Coyote/Snake Season

### Coyotes:

Coyotes are most active at night and during early morning hours, especially where human activity occurs and during the hot summer months. In the wild, coyotes are shy of humans and will usually try to avoid them. In urban areas, if fed by humans, individual coyotes may be accustomed to humans, and will become dependent on people for food. Individual coyotes will change their habits according to food availability and then lose their fear of man. To limit the possibility of encountering a coyote, the California Department of Fish and Game recommends to remove sources of water and food and keep your pets indoors.



### Snakes:



During the hot months, snakes are more active and will try to get their blood temperature regulated by sunning themselves. Sometimes this sunning takes place on a trail or on the road. Snakes keep some of our smaller rodents, like squirrels and rabbits in check. Without snakes, we would have an abundance of little critters. If you do encounter a snake, here are some suggestions to avoid injury to you or the snake.

Stay calm and slowly back up. If left unprovoked, snakes are more likely to ignore you than consider you a threat.

Walk on well maintained trails. This way you won't be caught off guard and have a clear view of the trail ahead.

Wear long pants and close-toed shoes. This is one way to provide a barrier between you and any biter.

Hose off the trail. This only applies if you have access to water.

### 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, July 20, 2010  
6:00 PM – Executive Session  
7:00 PM – General Session  
Butterfield Fire Station  
5551 Butterfield Ranch Road  
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:

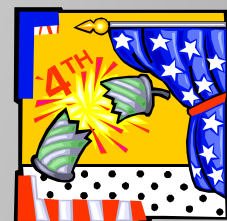
Terry Kammes  
Phone: 951-491-6866 ext 636  
tkammes@keystonepacific.com

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

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

#### ARCHITECTURAL DESK:

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



# JULY 2010 REMINDERS

- Keystone Pacific will be closed on July 5th. 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 Fireworks are prohibited in the City of Chino Hills, except for public displays.*

## 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.

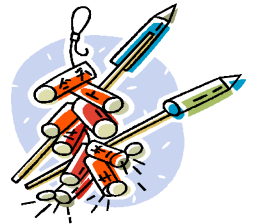
In addition to the e-statement notification program, you can also sign up to receive email notifications involving our community association. Information pertaining to events, news, and activities in our community could be sent by email to the homeowners who have enrolled in this e-news program.

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:

#### FIREWORKS AND SUMMER SAFETY!

You can enjoy a Fourth of July celebration with friends and family at a professional firework show. Many communities provide additional amenities including BBQs, concerts and children's activities, along with a large firework show conducted by licensed and trained professionals. A public firework display is the smartest and safest alternative.



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

Log onto the Los Serranos Ranch website to:

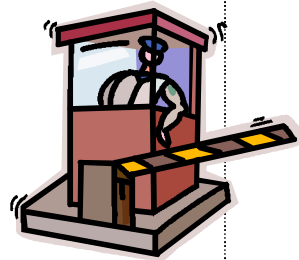
- Submit maintenance requests, address changes
- Get the latest community news & updates
- Obtain minutes, newsletters, policies, forms
- Access your assessment billing account online
- Pay your association bill online

#### Gate Code Change

Please be advised that the new gate code will be 3971, effective July 1, 2010.

Please do not give out this gate code.

This is only for residents of Los Serranos



#### STREET REPAIR/SLURRY SEAL NOTICE:

Please take note of the street repairs and slurry sealing that will be performed this month. Notices will be provided in advance. Please make arrangements to park elsewhere when your street is being repaired/slurry sealed.



#### Water Conservation Reminder:

Please remember to conserve water and follow the Inland Empire Water Conservation Ordinance. For more tips on how to conserve water, please visit [www.bewaterwise.com](http://www.bewaterwise.com)