

MAY 2015

# LOS SERRANOS RANCH

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



## COMMUNITY YARD/GARAGE SALE!

Please join us for the Annual Los Serranos Ranch Community Yard Sale! Time to clean out those closets and garages and earn some extra money. The yard sale is scheduled as follows:

Date: Saturday, June 13, 2015  
Time: 7:00 A.M. until 2:00 P.M.

This event is open to the entire community. Pass the word along to your friends and family. We will advertise on Craigslist and in the Chino Champion. We will also be placing the banners at the front entrances.

The Association will be obtaining a garage sale permit for the community so homeowners don't have to obtain their own individual permits!



## EXTERIOR CHANGES

Our governing documents require that the Association approve all proposed architectural changes before any work is started. The importance of this requirement cannot be overstated when you consider the reason for such a restriction. Membership in a community association requires compliance to pre-existing conditions and regulations. One of the biggest advantages of these conditions is the protection of our property values. The value of your home is directly related to the condition, appearances and aesthetics of our community as a whole. By regulating the kind and types of architectural changes that can be done, our Association is better able to maintain our property values. Getting our Association to approve all proposed architectural changes is not just a good idea to protect your investment, *it is a requirement!*



If you have any questions, please do not hesitate to contact the Association Manager.

### BOARD OF DIRECTORS:

President – Roman Nava  
Vice President – Leticia Crawford  
Treasurer – Matt Brown  
Secretary – Victor Weaver  
Member-at-Large – Philip Issa

### NEXT BOARD MEETING:

May 19, 2015  
6:00 PM – Executive Session  
7:00 PM – General Session  
Butterfield Fire Station, 5551 Butterfield Ranch Road, Chino Hills

*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 951-491-6863.*

### IMPORTANT NUMBERS: ASSOCIATION MANAGER:

Serina Washington, CMCA  
Phone: 951-491-6863  
Fax: 951-491-6864  
swashington@keystonepacific.com  
*Emergency After Hours: 951-491-6866*

### COMMON AREA ISSUES:

Jennifer Parker  
Phone: 951-491-6866 ext. 636  
jparker@keystonepacific.com

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

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

### ARCHITECTURAL DESK:

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



# MAY 2015 REMINDERS

Keystone Pacific will be closed on Monday, May 25th in observance of Memorial Day.

For holiday or after-hours association maintenance issues, please call 949-833-2600 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 area view.



Street Sweeping Days - Tuesdays  
Please remove your vehicles from the street during this day so that the streets may be swept properly.



## Happy Mother's Day!

### KEEPING OUR COMMUNITY LOOKING GOOD

We need all of our residents' help in keeping our community looking its best.

Please do your part and remember to:

- Make sure your pet is not running loose without a leash.
- Please utilize the doggie stations and pick up after your pet.
- Pick up litter you may find and dispose of it.
- Make sure household trash is bagged, secured and disposed of in a timely and appropriate manner.

Thank you for taking pride in the appearance of our community. Your cooperation is appreciated!



### GOT PAINT???

Please ensure you are touching up the paint on your home. Management has noticed quite a bit of homes that need to paint their side fences, wood trim, shutters, garage doors and front doors.

A new coat of paint does wonders for property values!

### NEIGHBORHOOD REMINDER:

Please be sure you are not placing any items of value in view in your vehicles.

Please be sure to lock your vehicles while parked in front of your home. This will help deter unwanted activity in the community.

It was reported that some vehicles may have been the target of thieves looking to score items of value. Always be sure to contact the Police if you notice of any this activity.



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

Log onto the Los Serranos Ranch website to:

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

### ANNUAL ELECTION

### AUGUST 2015

The annual election is scheduled to take place in August. If you are interested in joining the Board of Directors, please submit the attached candidacy statement by May 31, 2015. We encourage you to take part in your community!

