

JUNE 2015

# LOS SERRANOS RANCH

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

## RESIDENTIAL BURGLARY PREVENTION

Why are the summer months the peak time for burglaries? It probably has to do with many of us going on vacation, worried more about packing a suitcase and slathering on sunscreen than we are about security for our homes. According to the FBI, crime rates increase approximately 10% in June, July and August. By far, the most common threat to our home is burglary. According to the FBI, a burglary occurs somewhere in the United States every 15.4 seconds. By definition, the crime of burglary is a non-confrontational property crime that occurs when we are not at home. However, becoming a burglary victim can leave a family feeling vulnerable and violated. The following tips can help prevent you from becoming a victim.

### *Doors and Locks*

- Use a solid core or metal door for all entrance points
- Use a quality, heavy-duty, deadbolt lock with a one-inch throw bolt
- Use a quality, heavy-duty, knob-in-lock set with a dead-latch mechanism
- Use a heavy-duty, four-screw, strike plate with 3-inch screws to penetrate into a wooden door frame
- Use a wide-angle 160 degrees peephole mounted no higher than 58 inches

### *Alarm Systems*

- Alarm systems are effective deterrents with visible signage
- Alarm systems should be properly installed, programmed and maintained
- Alarm systems need to have an audible horn or bell to be effective
- Instruct your neighbor how to respond to an alarm bell

### *Be a Good Neighbor*

- Get to know all of your adjacent neighbors
- Establish trust and agree to watch out for each other's home
- While on vacation—pick up newspapers and flyers

### **BOARD OF DIRECTORS:**

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

### **NEXT BOARD MEETING:**

**July 21, 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:**

**Associate**  
Phone: 951-491-6866 ext. 636

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

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

### **ARCHITECTURAL DESK:**

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



## JUNE 2015 REMINDERS

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  
Father's Day to all  
our LSR Dads!**

### CASH PAYMENT UPDATE:

Effective April 1, 2015, Keystone Pacific will no longer be accepting cash payments for transponders, gate openers, key fees or key fobs. Your purchase will be posted to your account and you will need to remit payment for this item along with your monthly assessment. If you are enrolled in our ACH program, you will be asked to sign a letter authorizing us to include this amount with your next ACH debit. If you pay your assessments on-line, please remember to include this amount along with your next payment.

**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

### COMMUNITY YARD/GARAGE SALE REMINDER!

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!

### ANNUAL ELECTION REMINDER - AUGUST

The annual election is scheduled for August 6, 2015. Don't forget to submit your ballots when you receive them in the mail. We need your vote to achieve quorum!

