

AUGUST 2015

LOS SERRANOS RANCH

www.losserranosranchhoa.org

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

Annual Election

The Annual Election is scheduled for August 6, 2015. Please complete the secret ballot once you receive it in the mail and return it ASAP so quorum can be achieved.



The purpose of the election will be to elect five (5) members to the Board; three to serve a two (2) year term and two to serve a one (1) year term.

The election will be held at the Wickman Elementary School, 16250 Pinehurst Drive, Chino Hills at 6:00 P.M. at the picnic bench area.

Unfortunately, we have not been able to achieve quorum on the past elections, so let's see what we can do this year! We need your vote. Please submit the ballot, even if you are not planning on attending the election. Your vote counts!

3 Reminders of the Parking Rules and Regulations:

1. No Parking is permitted on the radius of a curve, under or near a "No Parking/No Loitering" sign, in front of mailboxes, fire hydrants, fire lanes and red curb areas, obstructing clear view of a stop sign, or obstructing the safe flow of traffic.
2. 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.
3. Only street legal, licensed and current registered vehicles are permitted on association property. Examples of non qualifying vehicles include: go carts, all terrain vehicles (ATV), and off road dirt bikes, mini bikes, motorized scooters and/or bikes, illegal vehicles or motorized gas or electric vehicles without a valid license plate or registration and unlicensed drivers/operators.

BOARD OF DIRECTORS:

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

NEXT BOARD MEETING:

September, 2015 day to be determined
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-care@keystonepacific.com



AUGUST 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.



Attention All Dog Owners:

Often dogs bark, howl or whine when the owners are away from home. If you are bothered by a noisy animal, the following suggestions may help!

- Talk to the dog owner and explain to them that the animal is causing a disturbance. Explain that there are laws and ordinances that prevent an animal from disturbing the peace and quiet of the neighbors due to excessive whining, barking, howling and crying.

If the owner fails to abate the noise within a reasonable time, report your complaint to animal control at (909) 623-9777 or Management at (951) 491-6866. Management prefers not to send those pesky letters, so please make sure your animals are not causing a disturbance, let's help foster a happy community!



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!

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

Gate Code Change

Please be advised that the gate code will be changing. Please be sure to check your statements for the new gate code.

Please do not give out this gate code.

This is only for residents of

Los Serranos Ranch.

If you need another gate remote, please send a check or money order payable to Los Serranos Ranch in the amount of \$35.00 to our office and we will send you a remote.

UPCOMING PROJECT:

Please be advised we will be repairing and seal coating the streets in August. Be sure to check your mail for dates and the corresponding map!!!