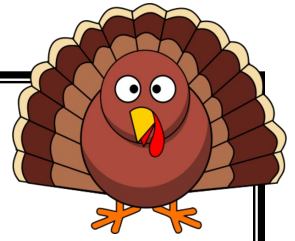


NOVEMBER 2015

# LOS SERRANOS RANCH

www.losserranosranchhoa.org



Professionally Managed by Keystone Pacific Property Management, Inc. - 41593 Winchester Rd., Ste. 113, Temecula, CA 92590

## 2016 BUDGET

The Board of Directors recently approved a budget for the 2016 fiscal year. Due to careful money management and rising costs, we are happy to announce that only a *minimal* increase was necessary for this upcoming year. The assessments have increased by \$3.00. Effective January 1, 2016, the assessments will be \$49.00 per month. Please note that the last increase was in January of 2010.



If you need another copy of the annual budget mailing, please contact Management at 951-491-6863. Please be aware that copying and mailing fees will apply. Thank you!

## ARE YOU READY FOR THIS YEAR'S HOLIDAY DECORATING CONTEST?

All residents are invited to participate in the Annual Holiday Home Decorating Contest! We encourage you to get in those garages and pull out the Christmas decorations! Homes will be judged on December 18th after 6:00 P.M. Let's get creative! *Decorating should take place before December 18, 2015.*

Happy Decorating!!!



### BOARD OF DIRECTORS:

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

### NEXT BOARD MEETING:

December 15, 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:

Alyssa Ripperger  
Phone: 951-491-6866 ext. 636  
aripperger@keystonepacific.com

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

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

### VISIT

www.losserranoshoa.org to:

Pay your association bill online

Submit maintenance requests

Obtain minutes

Access your assessment billing account

## NOVEMBER 2015 REMINDERS

### A MEMBERS RIGHT TO PRIVACY

Keystone Pacific will be closed on Thursday, November 26th and Friday, November 27th. 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.

Please make sure you are taking steps to quiet your barking dogs. It was brought to our attention that numerous dogs are barking quite often. Also, please remember to pick up after your pet!

Trash Pick-Up Day - Thursdays  
Please remove trash cans from the view of common areas after this day.

*Please remember to keep the noise level down from 10pm to 7am. You may contact the dispatch number below if the noise level is not being followed:*

*This is the 911 number for Chino Hills (909) 465-6837.*

California Civil Code allows a member to request to be removed from the membership list to prevent release of their private contact information to a member requesting the membership list. In order to opt-out of the membership list, you must notify the Association **in writing**. If you choose to opt-out of sharing your name, property address, email address and mailing address under the membership list, the opt-out designation shall remain in effect until changed by you, by written notification to management. If you wish to opt-out, please complete the Opt-Out Form on our website at:

<http://www.kppm.com/forms/opt-out.php>

### IT IS TIME TO FALL BACK ON NOVEMBER 1, 2015

Ever feel like there is not enough hours in a day? After months of daylight savings time, we will gain an hour or so it may momentarily seem, as we set our clocks back one hour on November 1st. Although cell phones usually update automatically, most clocks may require manual adjusting. Avoid being the first person at your upcoming party, do not skip a beat in your routine and remember to set your clock back one hour.



### CRIME WATCH & COMMUNITY SAFETY:

We would like to remind homeowners that crime is on the rise within Los Serranos Ranch and the surrounding communities. We do not want to scare homeowners, but we would like you to be aware. Remember, we want anyone to call the police, at any time, if you even *think* you see something suspicious! Make sure you receive an incident number, to ensure the call was documented in the system. Management has visited the Chino Hills Police Department and filled out the request form for additional patrol for the community. We encourage homeowners to do the same. Here are some additional tips to help keep your home protected:

- Trim trees and shrubs at the perimeter of your home. Don't give thieves a place to hide!
- Install motion sensor lighting. Brightly lit homes are rarely targets.
- If you purchase a new big screen TV or computer, don't leave the box out beside the trash can or recycling bin; this is advertising that you have something new and expensive.
- If you like to leave your windows open to get that nice sunlight, take a walk outside of your home and see what is visible through those windows. A simple re-design can hide expensive items from view. Remember to lock your windows if you leave!
- Get to know your neighbors. Know who belongs and who doesn't. This is often stated to be the best prevention in any community.



**We want to thank everyone for their cooperation during the recent slurry seal project. Also, we would like to know your thoughts on the speed humps. Please contact management, via email at [swashington@keystonepacific.com](mailto:swashington@keystonepacific.com) and let us know!**