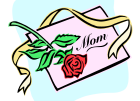


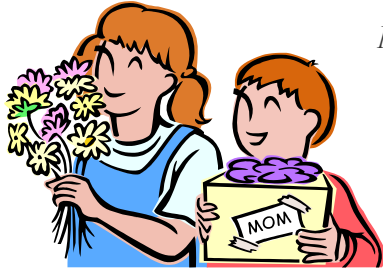
MAY 2016

LOS SERRANOS RANCH

www.losserranoshoa.org



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



*Mothers hold their children's hands
for a short while,
but their hearts forever –*

Anonymous

THE ANNUAL COMMUNITY GARAGE SALE!

Please join us on **SATURDAY, JUNE 25, 2016** for a Los Serranos Ranch Community Garage Sale! Time to clean out your closets and your garage and make some extra money! We will have the gates open from 7 a.m. to 2 p.m. so that shoppers can come into the community and see what treasures you have to sell. Pass the word along to your friends! We will advertise in the Chino Champion and we will place the banners on the gates. The Association will be also be obtaining a garage sale permit for the community so homeowners don't have to obtain their own individual permits!



Notice any Suspicious Activity?

Please program this phone number into your cellphone. This is the 911 number for Chino Hills.
(909) 465-6837.



BOARD OF DIRECTORS:

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

NEXT BOARD MEETING:

June 21, 2016

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: 949-833-2600

COMMON AREA ISSUES:

Alyssa Ripperger
Phone: 951-491-7362
aripperger@keystonepacific.com

BILLING QUESTIONS/ ADDRESS CHANGES/ WEBSITE LOGIN:

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

VISIT

www.losserranoshoa.org to:

Pay your association bill online

Submit maintenance requests

Obtain minutes

Access your assessment billing account

MAY 2016 REMINDERS

For 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.

Street Sweeping Day - Tuesdays, please do not park your car on the street during street sweeping days!

Trash Pick-Up Day - Thursdays

Please remove trash cans from the common areas after this day.

Attn: Recreational Vehicle Owners, please be reminded of the 72 hour parking rule with regard to RVs. RVs should be parked for loading and unloading purposes only with the exception of the holiday weekends.

Keystone Pacific will be closed on May 30th, in observance of Memorial Day.

ATTENTION DOG OWNERS:

Please be considerate while walking your dogs in the community. The doggie walk stations are for your convenience, please utilize the bags and pick up after your pet. All dogs must be licensed and leashed. Thank you for your cooperation!

Keystone Pacific is no longer 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.

August is Annual Election Month

The Annual Election will be held on August 9, 2016 at 6:00 p.m. The purpose of the election will be to elect five (5) members to the Board.



The members of the Board of Directors are elected representatives of the Homeowners Association and are the only officers of the Corporation. The Board of Directors has the exclusive responsibility to supervise the property, sub-contractors, finances, CC&R's, Rules and Regulations, and in general, make any decisions which may affect the Association and its members. All positions are voluntary, there is no monetary compensation.

We encourage you to take part in your community. Please return the attached candidacy statement by May 31, 2016, if you are interested in joining the Board of Directors.

Painting Reminders



We would like to remind homeowners that now is a great time to touch up that paint or apply a fresh coat of paint to the exterior of your home. Management has noticed quite a few homes that the garage doors, shutters, wood trim and side fences are in need of painting. Re-painting the home adds that new home feel and also keeps the neighborhood home values up.

If you are repainting your home the same color, there is no need for an architectural application to be submitted. If you are changing the color, please contact Management for an architectural application.

**APPLICATION FOR CANDIDACY
FOR THE BOARD OF DIRECTORS**

Dear Homeowner:

The Annual Election will be held in August 2016. If you are interested in serving on the Board, please complete this application and return it to KEYSTONE PACIFIC PROPERTY MANAGEMENT, INC. at the office address displayed below by **5:00 PM on Oct 13, 2015**.

Please type in the information requested below.

NAME: _____

(Please note: Be sure to complete and return verification information on page 2 of this application)

**Candidacy statement needs to be kept to one page.*

WHY WOULD YOU LIKE TO SERVE AS A BOARD MEMBER?

WHAT IS YOUR BACKGROUND?

WHAT IS YOUR VISION FOR THE COMMUNITY?

WHAT WOULD YOU LIKE TO ACCOMPLISH DURING YOUR TERM OF OFFICE?

(Per Civil Code, this form will be sent with the election materials, as submitted)

Page 1 of 2

Professionally Managed by: Keystone Pacific Property Management, Inc.
41593 Winchester Road, Suite 113 · Temecula, CA 92590
Tel (951) 491-6866 · Fax (951) 491-6864 · www.keystonepacific.com

**APPLICATION FOR CANDIDACY
FOR THE BOARD OF DIRECTORS**

HOMEOWNER VERIFICATION INFORMATION

NAME: _____

ADDRESS: _____

WORK PHONE NUMBER: _____

HOME PHONE NUMBER: _____

CELL PHONE NUMBER: _____

E-MAIL ADDRESS: _____