

JUNE 2016

# LOS SERRANOS RANCH

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

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

*Happy Fathers*



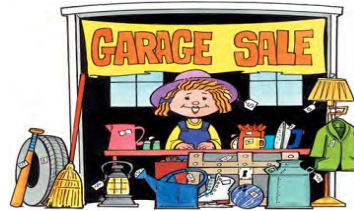
*Day!*

A truly rich man is one  
whose children run into  
his arms when his hands  
are empty.

~Author Unknown

## **REMINDER:**

### **COMMUNITY GARAGE SALE!**



Please join us on **SATURDAY, JUNE 25, 2016** for a Los Serranos 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! Remember, no need to obtain an individual permit, we will be obtaining a permit for the whole community!



## A FEW FRIENDLY REMINDERS:

Summer is here and warm weather returns!!! Now is the time to take a close look at the exterior of your home. Home repairs and general maintenance that has been put off all winter can now take place.

- Paint faded, chipped or discolored wood trim, front doors, shutters and stucco.
- Trim back overgrown plant material in your yard.
- Replace discolored or damaged window screens.
- Repair and/or stain any side yard gates.
- Maintain your landscaping with pride and remove those weeds!

## 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

customercare@keystonepacific.com

## VISIT

[www.losserranoshoa.org](http://www.losserranoshoa.org) to:

Pay your association bill online

Submit maintenance requests

Obtain minutes

Access your assessment billing account



## JUNE 2016 REMINDERS

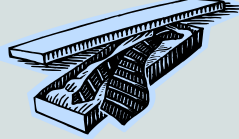
For after-hours association maintenance issues, please call 949-833-2600 to be connected with the emergency service line.  
Please call 9-1-1 for life-threatening emergencies.

**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.



## 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.

## Coyote/Snake Season Reminder

### Coyotes:

Coyotes are most active at night and during early morning hours, especially where human activity occurs and during the hot summer months. In the wild, coyotes are shy of humans and will usually try to avoid them. In urban areas, if fed by humans, individual coyotes may be accustomed to humans, and will become dependent on people for food. Individual coyotes will change their habits according to food availability and then lose their fear of man. To limit the possibility of encountering a coyote, the California Department of Fish and Game recommends to remove sources of water and food and keep your pets indoors.



### Snakes:

During the hot months, snakes are more active and will try to get their blood temperature regulated by sunning themselves. Sometimes this sunning takes place on a trail or on the road. Snakes keep some of our smaller rodents, like squirrels and rabbits in check. Without snakes, we would have an abundance of little critters. If you do encounter a snake, here are some suggestions to avoid injury to you or the snake.



Stay calm and slowly back up. If left unprovoked, snakes are more likely to ignore you than consider you a threat.

Walk on well maintained trails. This way you won't be caught off guard and have a clear view of the trail ahead.

Wear long pants and close-toed shoes. This is one way to provide a barrier between you and any biter.