

JULY 2016

LOS SERRANOS RANCH

www.losserranoshoa.org

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

We Want a “Waste-Free” Community!

It doesn't take much to remember that we have pets in our community. In fact, if you don't watch your step, you are liable to step in one such 'reminder'!

Besides being unsightly and smelly, animal waste can be hazardous to the health of our children who play in the community and other pets. One of the most common forms of disease transmission between dogs is through fecal matter.

When walking your dog in the community, remember that it should be leashed. Also, it is important to remember to immediately clean up after your pet. Take along a baggie with you to pick up waste with and then dispose of it properly.

By taking a few simple steps to clean up after your pet, you can contribute not only to the beautification of the community, but also towards the elimination of one of the most irritating nuisances in our community. Thank you for your cooperation!

PARKING NOTICE:

Management has received multiple calls and emails lately regarding parking. Homeowners do understand that the Association's streets are private, and therefore parking enforcement is handled through the patrol company.

We'd like to bring attention to parking common courtesy.

Maybe this is a pet peeve of yours, maybe it isn't... but you may not realize that parking your car in front of your neighbor's home, can be a real sore spot for them. We would like to politely request that you do your best to contain your vehicles to your own lot. Is this a 'rule' per say? No, but it sure would go a long way with your neighbors and create a happy environment for everyone to live in.

In addition, to direct attention to some of the actual rule violations we have been notified of, homeowners are required to utilize their garages and driveways first for the parking of vehicles, in order to eliminate congestion on the streets. It is also a requirement to remove any oil stains that may be a product of your vehicle. Oil stains not only cause deterioration to streets and driveways, but they are an eyesore that negatively affects property values.

Thank you in advance Los Serranos Ranch residents for your assistance with these parking issues!

BOARD OF DIRECTORS:

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

NEXT BOARD MEETING/ ANNUAL ELECTION:

August 9, 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/KEYS AND GATE REMOTES:

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 to:

Pay your association bill online

Submit maintenance requests

Obtain minutes

Access your assessment billing account



JULY 2016 REMINDERS

Keystone Pacific will be closed on July 4, 2016.
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.



CASH PAYMENT UPDATE:

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

Annual Election

Don't forget to submit your ballot when you receive it in the mail for the August 2016 election. We need your vote!



Independence Day/Summer Parties

Reminder

Having a summer or 4th of July party? Please remember to follow the rules and regulations and keep the **noise level down**. Be courteous to your neighbors during this holiday. Do not leave any debris in the streets. Just a reminder: firecrackers, bottle rockets, cherry bombs and other devices that explode, move along the ground, or travel through the air are banned throughout the State of California. There is no safe or legal area to possess, sell or discharge these types of dangerous fireworks anywhere in the state.