

OCTOBER 2016

LOS SERRANOS RANCH

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



Five Tips For the Homeowners to Help Reduce Association Costs!

1. Sign up for paperless billing/e-billing and help to reduce the cost of mailing out the monthly bills!
2. Follow the rules! Maintain your property and landscaping. The less violation letters that the Association has to send, the more money in mailing costs the Association saves.
3. Help to prevent all vandalism and damage to Association property. Report suspicious activity.
4. Pay monthly Assessments on time to reduce collection costs for the Association. If you are going to be late or if you are having trouble making your payments, contact Management.
5. Vote in all annual elections, so quorum can be achieved and additional mailings don't need to be sent.

PLEASE REFRAIN FROM PARKING IN FRONT OF THE MINDENVALE GATE!

We continue to have issues with the parking violations of parents waiting for their kids to get out of school and/or dropping off their kids for school. This is causing congestion, blind spots and confusion. A letter has also been submitted to the principal of Wickman Elementary and Management has filled out a report to request extra patrol during school sessions. Thank you for your cooperation!

DECLINING LAWNS & WEEDS

Although the State of California has officially declared a drought and imposed water restrictions, please be reminded that all Homeowners are required to maintain lawns by keeping the turf low and any associated areas free of weeds and dead plant material. The Association is asking that adjustments be made during this difficult time to maintain the esthetics to the best of your ability and be respectful to your fellow neighbors by maintaining the beauty of the Community you call "home".



BOARD OF DIRECTORS:

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

NEXT BOARD MEETING:

October 18, 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, AMS
Phone: 951-491-6863
Fax: 951-491-6864
swashington@keystonepacific.com
Emergency After Hours: 951-491-6866

COMMON AREA ISSUES:

Alyssa Ripperger
Phone: 951-491-7362
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

OCTOBER 2016 REMINDERS

A MEMBERS RIGHT TO PRIVACY

For after-hours association maintenance issues, please call 951-833- 2600 to be connected with the emergency service line. Please call 9-1-1 for life-threatening emergencies.

Please make sure you are watching your speed and are stopping at all stop signs while driving through the community.

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



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>.

PARKING PERMITS/SAFELISTING

Please remember that all residents are to be utilizing their garage and driveway before a parking permit can be issued. Parking permits are approved by the Board of Directors and are reviewed on a case by case basis. Please contact Patrol One at (714) 541-0999 to request an application for a permit. If you are safelisting a vehicle and you cannot find your new safelisting code, which was mailed to you in June 2014, please contact Management and we will provide you with another copy.



NO QUORUM!!!

We were not able to achieve quorum for the final attempt at the August 23, 2016 Annual Election. We appreciate those of you who have submitted your ballots.

The current Board of Directors will remain seated until the next election scheduled for August 2017.



WROUGHT IRON PAINTING REMINDER

If it is time to paint your wrought iron, please refer to the following approved paint color and manufacturer: Dunn Edwards, "Encore Teal" #DEA182. The nearest Dunn Edwards store is located at 2401 South Vineyard, #A in Ontario. We have noticed that some of the wrought iron was not painted the correct color. Please adhere to paint the wrought iron with this color. Thank you!

A Few Friendly Reminders:

- Please make sure you are painting/staining your side gates, as numerous gates need touch up paint due to water stains and the sun fading them.
- Please place your trash cans behind the side gates.
- Also, take a look around your home, does your trim, door and shutters need touch up paint? Now is the time for a fresh coat of paint.

