

NOVEMBER 2016

LOS SERRANOS RANCH

www.losserranoshoa.org

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



COURTEOUS REMINDERS

Living in a community association offers many advantages, but at the same time imposed restrictions can come with some disadvantages. Please remember that as you share the common area, and live in close proximity to each other, that some care must be given even when performing simple activities. Please remember that:

- Maintaining your landscaping improves the curb appeal of the community.
- Loud music or talking can be heard through open windows.
- A pet that barks when you are not home WILL disturb the surrounding neighbors.
- Driving too fast through the community and parking your recreational vehicle on your driveway and/or street for longer than the allotted loading and unloading timeframe, are prohibited.
- Leaving your trash bins next to your side gate days after the trash has been collected is unsightly and against the rules.
- Installing property improvements requires the submission of an architectural application and plan for approval.

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 17th after 6:00 P.M. Let's get creative! *Decorating should take place before December 17, 2016.*

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, a day will be determined
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: 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@keystonepacific.com

VISIT

www.losserranoshoa.org to:

Pay your association bill online
Submit maintenance requests
Obtain minutes
Access your assessment billing account



NOVEMBER 2016 REMINDERS

A MEMBERS RIGHT TO PRIVACY

Keystone Pacific will be closed on Thursday, November 24th and Friday, November 25th.

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>.



SIGN UP FOR COMMUNITY E-NEWS

Sign up to receive news and updates pertaining to our community association via email.

To sign up, please register from the "Update My Profile" page once you have logged into your billing account at www.keystonepacific.com.

IT IS TIME TO FALL BACK ON NOVEMBER 6, 2016

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 6th. 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.



GOING AWAY FOR THANKSGIVING?

When planning a trip, keep the following tips in mind:

- Ask a neighbor to pick up the paper and mail.
- Check all appliances to make sure they are all turned off.
- Put lights on timers (a variable timer is ideal).
- Leave an itinerary, including a phone number where you can be reached, with a friend or neighbor just in case.
- Be sure to let a neighbor know when you're gone. You can return the favor when they go away.

