



DECEMBER 2016

# LOS SERRANOS RANCH

www.losserranoshoa.org

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

## A Christmas Wish

A Christmas wish is sent to you  
That all your Christmas dreams come true.

And may happiness and mirth abide  
With you and yours this Christmastide

And let the joy of festive cheer  
Be yours throughout the coming years.

~Unknown



## CHRISTMAS TREE SAFETY TIPS

The carolers are out and the holiday decorations are everywhere. The joy of the season should not be dampened by the risk of fire. In recent years, nearly 600 fires per year have been started by ignition of Christmas trees in the United States. Christmas trees add a special touch to the holiday season, but they also can be a fire hazard. Here are some helpful tips to reduce any fire risk:

- Check your tree lights for broken or frayed wires and loose connections.
- Replace non-working light bulbs.
- Avoid decorating Christmas trees with candles.
- Make sure live Christmas trees are fresh. Don't buy trees with brown needles or dry limbs.
- Consider having the tree sprayed with a Fire Marshall-approved flame retardant chemical.
- Give the tree plenty of water. Never let the base holder dry out.
- Don't place the tree near a heat source, open flames or room exits.
- Keep light strings and other electrical decorations out of children's reach.
- Always unplug the Christmas tree lights when you leave or go to bed.
- Don't burn the Christmas tree or package wrappings in a fire place or wood stove.

Keep this holiday season full of life, laughs and memories  
– remember to have a fun and safe time.

### 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 6, 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: 949-833-2600

### COMMON AREA ISSUES: Gina Privitt

Phone: 951-491-7362  
gprivitt@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

## DECEMBER 2016 REMINDERS

Keystone Pacific will be closed in observance of the Holiday Season -

- \* December 23rd
- \* December 26th



After – Hours Service Line – 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

## 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.*

### We All Contribute To Community Safety

Because we live within a community association, the potential to solve the kinds of problems that plague individual homeowners is very good. Take community safety for instance. An individual homeowner can do very little to deter a burglary other than hire an outside security company to install an alarm which will notify the authorities *after* the break-in has occurred. More often than not, there is no way to communicate with their neighbors about security issues, there are no Neighborhood Watch Programs and the community is lacking in any enforceable rules and regulations that prohibit unauthorized parking and/or guests. All of which effectively deter residential burglary and crime.

As residents of a community association, you are given the opportunity to communicate with your neighbors (this newsletter is a good example), form a Neighborhood Watch Program, and benefit from community rules that our Board of Directors ensures are enforced.

The only thing that keeps us from taking control of our community and eliminating vandalism, burglary and other community-based crime is 100% participation by all of the members of our community.

If we all kept an eye out on our neighbor's house while they are away, reported suspicious activity and/or persons, and complied with our rules & regulations, then we would virtually eliminate the causes of neighborhood crime. It can be easy to complain about the Restrictions and lack of personal freedoms that living within a community association entails. Instead, we should be focusing on *how* we can use our association to help improve the quality of our lives. Let's start focusing on the positives...and working together to preserve community safety. It is a great place to start!

### HomeWiseDocs.com

Keystone Pacific is pleased to announce our partnering with HomeWiseDocs.com, a third party online document, data delivery and communication service. HomeWiseDocs will facilitate all escrow and lender resale demand service requests. They will provide reliable, around-the-clock online access to all association documents and association information that is necessary to lenders, closing agents, real estate professionals and homeowners. To obtain information, please contact:

Online Chat at [www.homewisedocs.com](http://www.homewisedocs.com)

Help Desk: 866.925.5004 x 1

e-mail: [info@homewisedocs.com](mailto:info@homewisedocs.com)

