

FEBRUARY 2017

LOS SERRANOS RANCH

www.losserranoshoa.org

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



Holiday Decorating Contest

Thank you to all who participated in the Annual Holiday Decorating Contest! All the homes were nicely decorated. It was difficult to pick just three homes. Those in the community who decorated their homes did an amazing job. Regardless of whether the homes were decorated for the holidays, for the delight of children, or for the competition, the lights were all so beautiful.

Following are the results:

1. First Place: 16540 Misty Hill Drive
2. Second Place: 16355 Misty Hill Drive
3. Third Place: 16320 Whitefield Court

Honorable Mentions:

1. 4229 Stone Mountain Drive
2. 16501 Misty Hill Drive

Thank you to the judging committee for your time and effort. We look forward to next year's contest!



BOARD OF DIRECTORS:

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

NEXT BOARD MEETING:

February 21, 2017

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



FEBRUARY 2017 REMINDERS

Keystone Pacific will be closed in observance of President's Day:
* **Monday, February 20, 2017**

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.

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



A MEMBERS RIGHT TO PRIVACY

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>.

MINDENVALE SCHOOL PARKING ISSUES REMINDER!

As school is back in session, we continue to receive reports of vehicles parking in front of the gate at Mindenvale and behind the gates waiting for their children to be dismissed from school. We want to remind residents that parking in front of the gates at the Mindenvale Entrance is not permitted. This creates congestion and it can be dangerous for pedestrians or vehicles as it may create a blind spot. Parking behind the gates in the red zones is an immediate tow and we will be enforcing vehicles in violation of this parking rule. The towing of vehicles will be at the expense of the owner of the vehicle in violation. Thank you for your cooperation!



WROUGHT IRON FENCING/SIDE YARD WOOD FENCING

We have noticed that some of the wrought iron and side yard wood fencing located throughout the community needs to be painted. As you may or may not know, the teal colored wrought iron fencing located on your property is the responsibility of the homeowner to maintain. The Association is only responsible for the entrance gates, two gates on Stone Mountain Drive and four gates on Misty Hill Drive.

Please take a look around your home and touch up that paint today! The approved paint color for the wrought iron fencing is Dunn Edwards, Encore Teal and the number is DEA182.

**Please remember that Holiday Decorations
should have been removed by January 15, 2017.**