

# LOS SERRANOS RANCH

*Professionally Managed by Keystone Pacific Property Management, LLC - 16775 Von Karman, Ste. 100, Irvine, CA 92606*

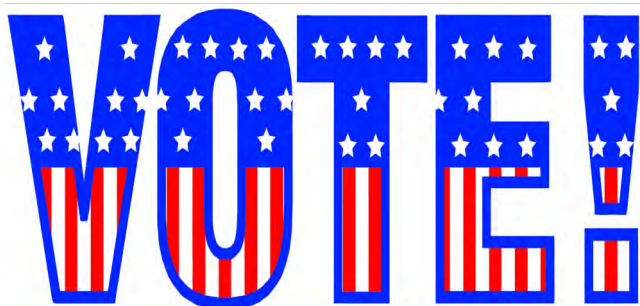
## PARKING FOR SCHOOL DROP OFF/PICK UP

In conjunction with Chino Hills Police Department, Fire Department, and the City of Chino Hills, the red curbs have been extended to the corners outside the gates, as you have probably noticed. As many of you know, parents tend to park in the fire lane/red zone areas, then walk their child across the street to school or to pick them up from school. We feel most of the parents parking in the fire lanes do not live in the community, and we have been in communication with administration at Wickman Elementary. Many of you do comply, but this is to control traffic and also help with safety concerns.



## ANNUAL MEETING & ELECTION OF THE BOARD OF DIRECTORS

The Annual Meeting and Election of the Board of Directors was not held on August 15, 2017, due to lack of quorum. Please send in your ballots as soon as possible, so quorum can be achieved. So far, only 66 ballots, have been received and 229 ballots were needed for the 51% quorum requirement. The adjourned election will be held on September 13, 2017 at 5:00 pm at 3200 E. Guasti Road, Ontario, CA 91761. The quorum requirement does decrease to 25%, which is 112 ballots so please send yours in today if you have not done so already!



### 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 2017 (date will be posted in the October newsletter)

6:00 PM – Executive Session  
(closed session)

7:00 PM – General Session (open 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 949-430-5839.*

### IMPORTANT NUMBERS ASSOCIATION MANAGER:

Susan Seifen, CMCA, AMS, PCAM  
Phone: 949-430-5839  
Fax: 949-833-0919  
sseifen@keystonepacific.com  
*Emergency After Hours: 949-833-2600*

### COMMON AREA ISSUES/GATE REMOTES AND KEYS

Hannah Rangel  
Phone: 949-838-3254  
hrangel@keystonepacific.com

### BILLING QUESTIONS/ ADDRESS CHANGES/ WEBSITE LOGIN

Phone: 949-833-2600  
customer@keystonepacific.com

### VISIT

**www.losserranoshoa.org to:**

Pay your association bill online

Submit maintenance requests

Obtain minutes

Access your assessment billing account

## SEPTEMBER 2017 REMINDERS

- **Noise Nuisance? Call Chino Hills PD at 909-465-6837**
- **Trash Pick-Up Day - Thursdays-** Please remove trash cans from the common areas after this day either behind your side gate or in your garage.
- **Street Sweeping Day - 2nd and 4th Tuesday each month.** Please have your cars moved off of the street these days so the streets can be swept.
- Please do not park in front of mailboxes during the day so that mail can be delivered.

### 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 "Account Notifications" page once you have logged in to the KPPM Connection website at [www.kppmconnection.com](http://www.kppmconnection.com)

### SIGN UP FOR THE ACH PROGRAM

Save time and money and never miss a payment again! Sign up to have your assessment payments automatically debited from your checking or savings account. Please call Customer Care at 949-833-2600 or send an email to [customercare@keystonepacific.com](mailto:customercare@keystonepacific.com) to request an ACH application.

## COYOTE SIGHTINGS

The City of Chino Hills urges residents to learn the steps they should take to live safely near open space areas and wildlife. Residents need to take steps to protect their children and small pets at all times, even in their own back yards, their front yards, and at local parks.

- Residents should never leave water or food out for wildlife.
- Never feed or attempt to tame coyotes. The result may be deadly conflicts with pets, or serious injuries to small children.
- Do not leave small children or pets outside unattended.
- Install motion-sensitive lighting around the house.
- Trim ground-level shrubbery to reduce hiding places.
- Be aware that coyotes are more active in the spring, when feeding and protecting their young.
- If followed by a coyote, make loud noises. If this fails, throw rocks in the animal's direction.
- ◆ If a coyote attacks a person, immediately contact 911.



## NEW RULES FOR PETS AND BASKETBALL HOOPS

### EFFECTIVE SEPTEMBER 1ST!

- ◆ *Pet owners are allowed to keep no more than four total animals (i.e., dogs and cats)*
- ◆ *Basketball playing shall be restricted from dusk to dawn.*
- ◆ *Under no circumstances shall the use of any basketball equipment or facility preclude other homeowners from the reasonable "quiet use and enjoyment" of their home and/or property and/or violate Article VIII, Section 8.8 of the CC&R's.*
- ◆ *No permanent basketball backboards, including, but not limited to, free-standing basketball backboards on poles and backboards affixed to other structures may be installed or erected.*
- ◆ *Portable basketball backboards are not permitted on any streets or sidewalks in order to be compliant with ADA (American Disabilities Act) as well as City codes in regards to right of ways.*



Los Serranos Ranch Community Association
Owner Notice Disclosure (Civil Code section 4041)

California law requires Owners in a community association to provide the following information to the association on an annual basis. If the below contact information has changed, please fill out and return this form to the address below no later than October 31st.

Owner Name: \_\_\_\_\_

Property Address: \_\_\_\_\_

\*ITEMS 1-6 NEED TO BE COMPLETED. IF NOT APPLICABLE, PLEASE INDICATE N/A

1. Address or Addresses to which notices from the association are to be delivered:

Four horizontal lines for address input.

2. Any alternate or secondary address to which notices from the association are to be delivered:

Three horizontal lines for alternate address input.

3. The name and address of your legal representative, if any, including any person with power of attorney or other person who can be contacted in the event of your extended absence from your property:

Three horizontal lines for legal representative information.

4. Your property is (please check one): [ ] Owner occupied [ ] Rented out

If your property is rented out, please provide the following information:

Name of Tenant(s): \_\_\_\_\_

Phone Number: \_\_\_\_\_

Email Address: \_\_\_\_\_

5. Is your property developed but vacant (please check one)?: [ ] Yes [ ] No

6. Is your property undeveloped land? [ ] Yes [ ] No

Please return this form to:
Los Serranos Ranch Community Association
c/o Keystone Pacific Property Management, LLC
16775 Von Karman Ave, Suite 100
Irvine, CA 92606