



LOS SERRANOS RANCH

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

NEW GATE CODE

Please be advised that the new gate code will be #5478 effective October 2, 2017. This code is for Los Serranos Ranch residents only, please do not give this gate code out to your friends or workers.

ANNUAL MEETING & ELECTION OF THE BOARD OF DIRECTORS

The Adjourned Annual Meeting and Election of the Board of Directors was not held on September 13, 2017, due to lack of quorum. Please send in your ballots as soon as possible, so quorum can be achieved. So far, only 70 ballots, have been received and 112 ballots were needed for the 25% quorum requirement. The next adjourned election will be held on October 18, 2017 at 6:45 pm at The Pub at Chino Hills, 5771 Pine Ave., Chino Hills, CA 91709.

REMINDER:

NEW RULES FOR PETS AND BASKETBALL HOOPS WERE 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.*



BOARD OF DIRECTORS

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

NEXT BOARD MEETING

Wednesday, October 18, 2017
 6:00 PM – Executive Session
 (closed session)
 7:00 PM – General Session (open session)
 The Pub at Chino Hills
 5771 Pine Ave., Chino Hills, CA 91709

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
 customercare@keystonepacific.com

VISIT

www.losserranoshoa.org to:

- Pay your association bill online
- Submit maintenance requests
- Obtain minutes

Access your assessment billing account

OCTOBER 2017 REMINDERS

- *The offices of Keystone Pacific Property Management, LLC will be closed on Monday, October 9th for the Columbus Day holiday.*
- *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.*

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

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 to request an ACH application.

HALLOWEEN ETIQUETTE

- ◆ Consider fire safety when decorating. Don't overload electrical outlets with holiday lighting or special effects.
- ◆ Plan costumes that are bright and reflective. Make sure that shoes fit well and that costumes are short enough to prevent tripping, entanglement or contact with a flame.
- ◆ Remind all household drivers to remain cautious and drive slowly throughout the community
- ◆ Take extra effort to eliminate tripping hazards on your porch and walkway. Check around your property for low tree limbs, support wires or garden hoses that may prove hazardous.



WROUGHT IRON PAINTING

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 3570 Grand Ave. #A in Chino Hills. 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 wood side gates, as numerous gates need touch up paint due to water stains and fading.
- ◆ Take a look around your home, does your trim, front or garage door and shutters need touch up paint? Now is the time for a fresh coat of paint. If you plan on changing the color of your home, you must first submit an architectural application.