



LOS SERRANOS RANCH

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

ANNUAL MEETING & ELECTION OF THE BOARD OF DIRECTORS

We were not able to achieve quorum for the final attempt at the October 18, 2017 Annual Election. We appreciate those of you that submitted your ballot. The current Board of Directors will remain seated until the next election scheduled for August 2018.

PLEASE REFRAIN FROM PARKING IN THE RED CURB AREAS BOTH INSIDE AND OUTSIDE OF THE MINDENVALE GATE!

We continue to have issues with the parking violations of parents waiting for their kids to get out of school and/or dropping off their kids for school. This is causing congestion, blind spots and confusion. Thank you for your cooperation!

SPEED HUMPS ON FOXRUN

Please be advised that there will be 2 speed humps added to Foxrun Drive in the near future. The Board of Directors reviewed the areas after receiving numerous complaints of residents and their guests driving too fast and approved the speed humps.



IT IS TIME TO FALL BACK ON NOVEMBER 5, 2017

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 5th. 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.



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, December 5, 2017
- 6:00 PM – Executive Session (closed session)
- 7:00 PM – General Session (open session)
- Butterfield Ranch Fire Station
- 5551 Butterfield Ranch Rd., 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
- customercare@keystonepacific.com

VISIT

- www.losserranoshoa.org to:**
- Pay your association bill online
- Submit maintenance requests
- Obtain minutes
- Access your assessment billing account

NOVEMBER 2017 REMINDERS

- The offices of Keystone Pacific Property Management, LLC will be closed on **Thursday, November 23rd and Friday, November 24th for the Thanksgiving 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.

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.

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.

