



LOS SERRANOS RANCH

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

HOLIDAY DECORATING CONTEST

Thank you to all who participated in the Annual Holiday Decorating Contest! As the judges drove through the community, they found it difficult to make a decision on just a handful of homes so this year they decided to award particular streets with the most decorated homes that they felt brought the spirit of the holiday! Here are the results:

Streets where a majority of homes participated:

1. Stone Mountain Drive
2. Wind Forest Way
3. Colebridge Court

Special Homes that really WOWED the judges:

1. 16449 Nesselwood Court
2. 16449 Misty Hill Drive

Special mention homes where neighbors worked together:

1. 4201 Foxrun Drive
2. 4202 Foxrun Drive

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

COMMUNITY REMINDERS

1. Please STOP at the STOP SIGNS in the community.
2. Parking: Vehicles should be parked in the garage first, then the driveway. If you have more than four vehicles, you can apply for a parking permit so you can park a vehicle on the street overnight
3. Dogs: Please remember that there are 17 doggie walk bag stations throughout the community for your use. Please make sure you pick up after your dog. Dogs should also always be on a leash when not in the backyard and keep in mind that dog owners are responsible for any damages or nuisances caused by their pets. Nuisances include but are not limited to: barking, overly threatening or aggressive behavior towards people outside of the owner's property.
4. Running a Business from your Home: If your business is a professional administrative occupation which does not create any external evidence such as, increased impact on parking or traffic and is in conformance with all applicable City ordinances, it is allowed.

BOARD OF DIRECTORS

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

NEXT BOARD MEETING

Tuesday, February 20, 2018

6:00 PM – Executive Session
(closed session)

7:00 PM – General Session (open session)

Chino Hills Community Center

Sage Conference Room

14250 Peyton Dr., 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.

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

GATE CODE: #5478

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

FEBRUARY 2018 REMINDERS

- Please note, the Offices of Keystone Pacific will be closed for the President's Day Holiday on Monday, February 19, 2018.
- Keystone Pacific After Hours Contact Information: 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 Collection Day: THURSDAY- Trash cans should be stored out of view of the street on all other days.
- 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

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!

WHEN & HOW TO SAFELIST A VEHICLE

If you are having a guest stay the night and they will be parked on the street, you need to safelist their vehicle so they are not given a citation or eventually towed if they've had too many citations. Please remember that each resident is allowed 20 safelist days in a 180 day window. In order to safelist a vehicle you need your specific address's Activation Code, which you can obtain from Management. Once you have the code:

1. Visit www.patrol-one.com
2. Click the big, blue Safelisting button
3. Click the orange, "Create/Activate" button at the top right of the screen
4. Enter your Activation Code and click the "Activate" button
5. Complete the resident contact information section



ACH PAYMENT OPTION AVAILABLE

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 e-mail to customercare@keystonepacific.com to request an ACH application.

