

JUNE 2018

LOS SERRANOS RANCH

www.losserranoshoa.org



Professionally Managed by Keystone Pacific Property Management, LLC - 3155-D Sedona Court, Suite 150, Ontario, CA

CAMERA INSTALLATION AT GATES

The Board of Directors has chosen HOA Technology to install cameras at both the entrance and exit gates of Carrington and Mindenvale. The work will begin on June 4th and will take approximately a week to complete.

STREET WORK ON GOLDEN GLEN

As many of you know, on May 2nd an o-ring on a 12" water pipe ruptured on Golden Glen & Carrington, causing damage to the street. The Chino Hills Public Works Department has informed Management that due to the seriousness of the damage, a Request for Proposals will have to go out to contractors to bid on the repair work for the streets. Public Works has indicated that the time line is approximately 4 to 6 weeks from mid-May. Please contact Management if you notice any potholes appear so Public Works can be notified. Thank you for your understanding and patience during this process.

LOCKING MAILBOXES

The Board of Directors has approved a style of locking mailbox that homeowners can purchase at Home Depot and install in place of their current mailbox. If you choose to change your mailbox to the approved style, please contact Management so they can pick up your current mailbox. Please note that once you remove the mailbox installed by the Association and install the locking mailbox, you will now assume responsibility for the maintenance of the locking mailbox. The number used on the front of the mailbox must be 1" black vinyl numbers as similar to the current font as possible.

Model # 16A15901 | Internet # 632828027 | Store SKU # 102828771



Gibraltar Mailboxes >

Marshall White Post Mount Locking Mailbox

★★★★ (10) Write a Review Questions & Answers (1)

\$59.97 /each

Choose Your Options



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, June 19, 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 909-297-2555.

ASSOCIATION MANAGER:

Susan Seifen, CMCA, AMS, PCAM
Phone: 909-297-2555
Fax: 909-335-3840
sseifen@keystonepacific.com
Emergency After Hours: 949-833-2600

COMMON AREA ISSUES/GATE REMOTES AND KEYS

Hannah Rangel
Phone: 909-297-2558
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

JUNE 2018 REMINDERS

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.



HOME OF THE MONTH

The Home of the Month for May is:

4180 Stone Mountain Drive

The Home of the Month for June is:

4429 Autumn Glow Court

Be on the lookout for the sign in the winner's front yard!



BE A RESPONSIBLE PET OWNER

Certain responsibilities come with being a pet owner within a community. Please keep the following in mind for the continued enjoyment of you, your neighbors, and your dog:

- **Dogs must be leashed outside of the home at all times. It's the law!** Even if your dog is the sweetest and best behaved canine in town, another dog may not be so nice when your dog runs up for a friendly greeting. Keep in mind that leash laws are in place for the protection of your dog as well as other dogs and to prevent unfortunate situations as much as possible.
- **Pick up after your dog.** For sanitation purposes and to maintain a pleasant dwelling environment, please pick up any fecal matter eliminated by your dog. Please be courteous to the children and other residents that take advantage of walking in the Via Verde community along with your canine friend.
- **Control excessive noise by your pet.** Your dog may be under-stimulated or over-stimulated if he/she barks incessantly. Be sure that Fido has plenty of outlets to release energy to minimize barking and howling all night long.



SUMMER PAINTING/PROJECTS

Please keep in mind that before you make **any exterior alterations** to your home (which includes your front and backyard) or decide to paint, you must complete an architectural application and submit it to the Architectural Committee for review and approval. Please be sure to include any pamphlets, color samples, literature or pictures of the improvements you are requesting be approved. When submitting the application, please be sure and provide three complete sets. If your architectural application is for exterior paint, please make sure to include the color chips & indicate on them what area it will be used.

The Architectural Committee has 45 days from the time the application is received by Keystone Pacific Property Management, LLC to review and return by mail, the decision of the committee as stated in the Architectural Standards for the community.