

JULY 2018

# LOS SERRANOS RANCH

www.losserranoshoa.org



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

## CONCERTS IN THE PARK

Join your friends this month for an evening of fun at Veterans Park on Wednesdays from 7:00 - 8:30 PM. The line up for July is as follows:

July 3rd – Independence Day Celebration – 5 pm – 9 pm

July 11th – The Flux Capacitors (80's)

July 18th – Blue Breeze Band (Funk & Soul)

July 25th – Hard Days Night (Beatles Tribute)



## ANNUAL MEETING & ELECTION OF THE BOARD OF DIRECTORS

The Annual Meeting and Election of the Board of Directors will be held on August 21, 2018. Since quorum was not achieved last year, all five (5) seats will be up for election, with staggered terms to be determined by the number of votes received per candidate. Keep an eye out for the election package that will be mailed in July. We ask that you please complete the Ballot, and return it immediately to ensure quorum for the election. Please know that due to the lack of Ballots being returned to reach the quorum requirement, we have not been able to hold an Election over the last few years and the current Board Members have continued to serve.

## 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.



## 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, August 21, 2018  
6:00 PM – Executive Session  
(closed session)  
7:00 PM – General Session (open session)  
Chino Hills Community Center  
Willow 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

## JULY 2018 REMINDERS

- The offices of Keystone Pacific will be closed on Wednesday, July 4th.
- 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.
- Please remember to pick up after your dogs and use the doggie bags provided to you throughout the community.

### HOME OF THE MONTH

*The Board of Directors will meet on June 19, 2018 to choose the winners for the months of July and August.*

*Be on the lookout for the sign to be posted in the winner's yard!*

*Thank you for taking pride in your home!*



### 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.

### 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](http://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

