

OCTOBER 2018

LOS SERRANOS RANCH

www.losserranoshoa.org



Professionally Managed by Keystone Pacific Property Management, LLC - 3155-D Sedona Court, Suite 150, Ontario, CA 91764

ANNUAL MEETING & ELECTION OF THE BOARD OF DIRECTORS

The Annual Meeting and Election of the Board of Directors was not held on September 18, 2018, due to lack of quorum. Please send in your ballots as soon as possible, so quorum can be achieved for the adjourned election. So far, only 63 ballots, have been received and 112 ballots were needed for the 25% quorum requirement. The adjourned election will be held on October 15, 2018 at 5:00 pm at the offices of Keystone Pacific Property Management, LLC located at 3155-D Sedona Court, Suite 150, Ontario, CA 91764.

NEW GATE CODE – EFFECTIVE 10/1/18

Effective October 1, 2018 there will be a new gate code of #6395. Please do not give this code to guests or vendors visiting your home.

NEW MAILBOX POSTS

This month, new vinyl mailbox posts will be installed to replace all of the wood mailbox posts throughout the community.

HALLOWEEN TIPS

Trick or Treating measures that can help prevent accidents:

- ◆ *A child can wear a light-colored costume or one with reflecting tape sewn on so they can be easily seen by drivers.*
- ◆ *The costume should be made of a material that does not burn easily.*
- ◆ *Because masks can block vision, many parents of small children should use face makeup instead.*
- ◆ *Children should visit only homes in their own neighborhood.*

HAVE A SAFE AND HAPPY
HALLOWEEN!



BOARD OF DIRECTORS

President – Roman Nava
Vice President – Leticia Crawford
Treasurer – Matt Brown
Secretary – Vacant
Member-at-Large – Brent Hill

NEXT BOARD MEETING

Tuesday, October 16, 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: #6395

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 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.
- Please remember to pick up after your dogs and use the doggie bags provided to you throughout the community.

HOME OF THE MONTH

The winner for September is:

4361 Jasmine Hill Court

The winner for October is:

16398 Misty Hill Drive

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

Thank you for taking pride in your home!

LOCKING MAILBOXES

The Board of Directors approved a style of locking mailbox that you can purchase at Home Depot and install in place of your 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.



PATCHY OR DEAD GRASS?

We understand that water conservation will always be of primary importance to the State of California, the City of Chino Hills and the Los Serranos Ranch Association. However, maintaining a well kept front yard and nice curb appeal is the number one way to keep property values high. Management will be sending courtesy reminders to homeowners that need to review their front yard maintenance and replace patchy or dead grass areas. Please adjust your irrigation to maximize your water usage per the guidelines of the City of Chino Hills.

