

August 2020

LOS SERRANOS RANCH

www.losserranoshoa.com

NEED PAINT?

If you haven't painted components of your home in the last 5 years, the answer is probably YES.

It has come to the attention of Management that many of the homes in the community are requiring paint due to fading and/or staining. If you receive a letter in the mail requesting that you either paint or clean the outside of the home, please take a minute to do an inspection.

Ask yourself these questions:

- Are my shutters, trim or garage door(s) fading?
- Is my front door leaving paint flakes on my front porch?
- Is my stucco too stained to clean?
- Are my gutters peeling?



If any of these answers are yes, please begin the process to re-paint your home. Please keep in mind that any painting must stay within the current color scheme. **COLOR OPTIONS:** There are approved color schemes to choose from which are open to all homeowners. **You must pick one structured scheme and you may NOT mix and match from different ones or paint houses the same color as existing unless approved by the Board of Directors.**

The link below will take you directly to the color schemes for Los Serranos.

https://www.dunnedwards.com/colors/archive/color-ark_pro/los-serranos-ranch/los-serranos-ranch

Please contact your Community Manager if you have any questions about the painting process.

Also if you have had a good experience with a painter, please let Management know so that information can be shared with the community.

HOME OF THE MONTH

The winner for April is:

16440 Nettlewood

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

Thank you for taking pride in your home!



BOARD OF DIRECTORS

President—Roman Nava

Vice President— Brent Hill

Treasurer— Leticia Crawford

Secretary—Rene del Rosario

Member-at-Large—Mark Dunning

NEXT BOARD MEETING

Tuesday, August 18, 2020

6:00 PM—Executive Session

(closed session)

7:00 PM—General Session (open session)

Location: TBD

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 909-297-2553.

ASSOCIATION MANAGER:

Kaylin Porritt, CMCA

Phone: 909-297-2553

Fax: 909-335-3840

kporritt@keystonepacific.com

Emergency After Hours: 909-297-2550

COMMON AREA ISSUES/GATE REMOTES AND KEYS

Fawne Adams

Phone: 909-297-2558

fadams@keystonepacific.com

VEHICLE GATE CODE: #8454 PEDESTRIAN GATE CODE: 432

BILLING QUESTIONS/ADDRESS CHANGES/ WEBSITE LOGIN

Phone: 949-833-2600

customer@keystonepacific.com

VISIT

www.losserranoshoa.org to:

Pay your association bill online

Submit maintenance requests

Access your assessment billing

account

Managed by Keystone
3155-D Sedona Court, Suite 150
Ontario, CA 91764

August 2020 REMINDERS

- 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.
- 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.
- Trash Pick-Up Day - Thursday
Please remove trash cans from the common areas after this day.
- Tuesday, August 18, 2020- Board Meeting @ 6:30 PM, Due to Covid-19 Restrictions the meeting location is to be determined. Management will send out an Eblast and post call in information as it is closer to the meeting date.

HOMEOWNER ASSESSMENT PO BOX

The payment
address for assessments is:

PO BOX 513380
Los Angeles, CA 90051-3380

LOCKING MAILBOXES

The Board of Directors approved the Gibraltar Mailboxes MLM165W1 Marshall Locking Post Mount Mailbox, Large, White as the approved locking mailbox that you can purchase at Home Depot or Amazon and install in place of 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.

https://www.amazon.com/Gibraltar-Mailboxes-MLM16KB1-Marshall-Locking/dp/B07BHYBF5Y/ref=sr_1_9?crid=CT2OW3TUHKNU&keywords=locking%2Bmailbox&qid=1567011663&s=gateway&sr=locking%2Bma%2Caps%2C186&sr=8-9&th=1

<https://www.homedepot.com/p/Gibraltar-Mailboxes-Marshall-White-Post-Mount-Locking-Mailbox-MLM16KW1/303650037>

IF YOU RENT YOUR HOME....WHAT YOU NEED TO KNOW

If you are renting out your home or rooms in your home, please be sure to provide a copy of the Rules and Regulations to your tenants when they move in. It is the responsibility of the **homeowner** to make sure that tenants follow the Association's Rules and Regulations and the provisions of the Governing Documents. Ultimately, it is the homeowner that will be mailed violation notices, called to a hearing and imposed fines if their tenant is not obeying the rules of the community. If you need a copy of any Association documents, you may access all Association documents on losserranoshoa.org.

COURTESY FOR NEIGHBORS

Management has received quite a few complaints over the last few months that parents are allowing their children to ride scooters and run in neighbor's planters and yards, ruining plants, flowers and grass. Please make sure you talk to your children about the need to stay off other's property. It is important not to trespass on other's property, and this should be kept in mind for children and adults alike.

PET ETIQUETTE

Please make sure to pick up after your pet when out for a walk. Take doggie bags from any of the 17 doggie bag stations throughout the community to pick up waste and make sure to dispose of the bags when you get home or in the trash cans provided but do NOT drop them in the common areas landscape or homeowner's yards.

