

May 2018

SERRANO AT GLENROSE RANCH



Professionally Managed by Keystone Pacific Property Management, LLC - 41593 Winchester Road, Suite 113, Temecula, CA. 92590

WELCOME TO SERRANO AT GLENROSE RANCH!

Welcome to your new home at Serrano at Glenrose Ranch! We are excited to get to know all of our homeowners, and hope to make your move into an HOA as smooth as possible. We understand that you received quite a lot of paperwork at your close of escrow, and as busy homeowners, some items may have been overlooked. Here's a quick summary of what you should know:

- ◇ Your property manager is Marc Murano, and he can be reached at mmurano@keystonepacific.com or at (951) 491-7749. Marc will be conducting property inspections twice a month, to ensure the community maintains its value through homeowner adherence to the CC&R's and Rules and Regulations, and through close monitoring of vendor performance.
- ◇ Backyard installations are required! To keep the value of your community steady and increasing, your backyard plans are required to be submitted within 90 days from the date you closed escrow and the completion of your backyard is required within 180 days (6 months) from the date you closed escrow. If you have questions regarding this please contact your manager.
- ◇ There are forms! While there may seem like quite a few forms in your packet, the goal is to have an open line of communication and detailed records. These can be found in the back of your welcome packet, or you may contact Keystone directly for a copy.
- ◇ As the property is still under construction, assessments will fluctuate based on each close of phases. This is very common in new developments and details are outlined in your white report. Ideally, we are notified in advance of a phase closing, but this isn't always the case. Assessment billings will be pro-rated and adjusted accordingly as needed. The assessments will range based upon how many homes are being annexed vs. the amount of amenities the HOA will be assuming responsibility for.

MARCH 29, 2018 BOARD MEETING HIGHLIGHTS

- Approval of the December 19, 2017 meeting minutes
- Acceptance of Phases 4 & 5 Maintenance Assessment Bonds
- Acceptance of November and December 2017 Financial Statements
- Developer Update
- Approval of RGS Landscape Proposal
- Discussion of potential purchase of bulletin board at pool area
- Discussion of potential lighting over mailbox clusters
- Discussion of parking and speeding throughout the community
- The next meeting date was set for Monday, June 4, 2018

BOARD OF DIRECTORS:

President: Edgar Gomez
Vice-President: Holden Howell
Secretary/Treasurer: Sonny Evans

NEXT BOARD MEETING:

Monday, June 4, 2018
5:30 P.M. @ Richmond American Model Homes - 7927 Prairie Rose Way Highland, CA 92346

The final agenda will be posted at the mailboxes at least four days prior to the meeting. You may also obtain a copy of the agenda by contacting management at 951-491-7749.

IMPORTANT NUMBERS:

ASSOCIATION MANAGER:

Marc Murano
Phone: 951-491-6866
Emergency After Hours: 949-833-2600
Fax: 951-491-6864
mmurano@keystonepacific.com

COMMON AREA ISSUES:

Becky Nguyen
Phone: 951-491-6372
bnguyen@keystonepacific.com

BILLING QUESTIONS/ ADDRESS CHANGES/ WEBSITE LOGIN:

Phone: 951-491-6866
customer@keystonepacific.com

ARCHITECTURAL DESK:

Phone: 951-491-6866 ext 239
architectural@keystonepacific.com

POOL KEYS:

Amber Effinger
Phone: 951-491-6372
nguyen@keystonepacific.com

CAL SUBMETER (WATER) INFO:

Customer Service: 858-571-8999

RICHMOND AMERICAN

CUSTOMER SERVICE:

Jaime Bocanegra
Phone: 951-232-8719
Fax: 951-444-7882
Jaime.bocanegra@mdch.com

May 2018 REMINDERS

- ◇ Keystone Pacific offices will be closed for Memorial Day, Monday, May, 28, 2018. 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 - Third Wednesday of each month
- ◇ Trash Pick-Up Day - WEDNESDAY
Please remove trash cans from the common areas after this day.
- ◇ Monday, June 4, 2018- Board Meeting
Time: 5:30 P.M
Location: Richmond American Model Home

CALIBER ONLINE PAYMENT FEATURE

You may make one-time ACH payments through www.kppmconnection.com. In addition, Keystone Pacific is excited to introduce recurring online ACH payments. Please visit www.kppmconnection.com to access your online payment account. You may still access your account using your current email address and password. If you have not registered for The KPPM Connection, please have your new account number readily available. We are excited for you to experience the new portal and appreciate your feedback.

COMMUNITY REMINDERS

Please be reminded of some frequently forgotten rules and regulations within the Serrano at Glenrose Ranch Homeowners Association.

1. All satellite dish installations must be installed out of view of the common area streets and driveways.
2. There is no parking allowed in the common area driveways.
3. Security cameras or any exterior installation to your unit requires an architectural application approval.
4. Please remember to turn your coach lights on, the switch is located in your garage!

SPEEDING WITHIN THE COMMUNITY

Please be aware of your speed when driving through the community. We want Serrano at Glenrose Ranch to be reasonably safe for all our residents. Please keep your speed at a reasonable pace when driving to and from your home.

PARKING RULES AND REGULATIONS

It has been brought to Management's attention that some of the parking rules are not being followed within Serrano. The most notable of these rules are keeping your garage readily accessible for parking and no parking within the common area driveway.

COURTESY TO NEIGHBORS

Please be aware of your noise volume with hosting parties, listening to music or watching TV. Please make sure the volume of your activities are not causing a nuisance within the community.

UTILITY INFORMATION:

POLICE: (909) 387-8313

ELECTRIC: Edison (800) 655-4555

GAS: So Cal Gas (951) 427-2200

FIRE: (909) 862-3031

WATER: Cal Submeters: (800) 203-8653
East Valley Water District: (909) 899-9501

BURRTEC: (951) 786-0639

