

MARCH 2008

Quail Hill Community Association

www.quailhillhoa.org

Professionally Managed by Keystone Pacific Property Management, Inc. - 16845 Von Karman, Ste. 200, Irvine, CA 92606

COMMUNITY UPDATES.....

ANNUAL ELECTION

The Annual Meeting and Election will be held in May, 2008. This year, there are five candidates running for two positions. Each position has a two year term. The ballots will be mailed to the membership in April, 2008; at least thirty days prior to the election date. Please be sure to return your ballot, once completed by the deadline date to make sure the 51% quorum requirement is met. Last year the quorum requirement was not met and that means further costs to the association as we have to send another mailer to the membership encouraging all to return their ballots.

Please make sure that you follow the specific instructions for completing and mailing the ballot. The instructions are relatively simple but must be followed in order for your vote to count.

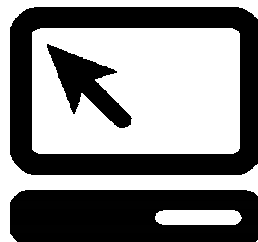
JANUARY 24, 2008 BOARD MEETING HIGHLIGHTS

- Approved the December 2007 meeting minutes.
- Approved to have the missing free weights in the Fitness Center replaced.
- Approved to increase the Fidelity Coverage.
- Made investment decisions for the CD's maturing prior to the next meeting.
- Reviewed and made decisions on architectural variance requests.
- Approved a vendor to trim the Eucalyptus and Pine trees.
- Approved to contract with Safe Swim for pool monitors.
- Reviewed different types of locking mailboxes; need to have local post office approval.
- Reviewed delinquent accounts and made decisions to file liens and/or pursue in small claims.
- Approved proposals from Valley Crest for landscape extra enhancements and to renovate the landscaping at the Valley View facility to a more lush look versus all of the rosemary.

VISIT www.QUAILHILLHOA.org

Log onto Quail Hill's community website to:

- Submit maintenance requests, address changes
- Get the latest community news & updates
- Obtain minutes, newsletters, policies, forms
- Access your assessment billing account online
- Pay your association bill online



Should you have problem logging onto the community website, please call Customer Service at (949) 833-2600.

BOARD OF DIRECTORS:

President: Greg Oranges
Vice-President: Brian Von Helmolt
Secretary: Sourabh Tandon
Treasurer: Tom Dao
Member-at-Large: Wali Reshad

NEXT BOARD MEETING:

Thursday, March 27, 2008
3:30 PM @ Keystone Pacific
16845 Von Karman, Ste. 200
Irvine, CA 92606

The final agenda will be posted in the bulletin board at each pool facility and available on the Association's website at least 4 days in advance of the meeting. You may also obtain a copy of the agenda by contacting management at 949-838-32XX.

IMPORTANT NUMBERS:

ASSOCIATION MANAGER:

Manager Sheryl Uggen
Phone: 949-838-3225
Emergency After Hours: 949-833-2600
Fax: 949-833-0919
E-mail: suggen@keystonepacific.com

COMMON AREA ISSUES:

Associate Bryce Miller
Phone: 949-838-3255
E-mail: bmiller@keystonepacific.com

BILLING QUESTIONS/ADDRESS CHANGES/ WEBSITE LOGIN:

Phone: 949-833-2600
accounting@keystonepacific.com

ARCHITECTURAL DESK:

Phone: 949-838-3239
architectural@keystonepacific.com



MARCH 2008 REMINDERS

- **Sunday, March 9 - Daylight Saving Time Begins**
Remember to set your clocks forward one hour.
- **Friday, March 21 - Good Friday**
Keystone Pacific Offices Closed
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 Days:**
1st and 3rd Mondays
- **Trash Pick-Up Days: Fridays**
Please remove trash cans from the common areas after this day.
- **Thursday, March 27th - Board Meeting @ 3:30 PM**
Location: Keystone Pacific Property Management
16845 Von Karman, Ste. 200, Irvine, CA 92606

DO YOU HAVE QUESTIONS ABOUT THE ARCHITECTURAL REVIEW PROCESS?

Information regarding the architectural review process can be found on Keystone Pacific's website at: www.kppm.com/education/archappreview.php4.

PAY YOUR ASSOCIATION DUES ONLINE @ WWW.KEYSTONEPACIFIC.COM

Log on today to make a payment online! All payments require a bank routing number in addition to a checking, savings or money market account number. Credit card payments are not accepted through this online service. If you have questions about this service or regarding your account number and password, please contact customer service at (949) 833-2600.

COMMUNITY REMINDERS

The Fitness Center, located at The Commons, is available for all homeowners within the Quail Hill Community to use. Each homeowner was issued two pool keys and one Fitness Center key upon close of escrow. The hours of operation of the Fitness Center are from 4:00 am – 10:00 pm, Sunday through Thursday and from 4:00 am – 11:00 PM, Friday and Saturday. Please bring your own towel and wipe down the equipment after use. When other residents are waiting, limit your time on the cardio equipment to 20 minutes. Remember to replace the free weights after use, do not leave them on the floor. The association has had to replace missing free weights in the past. Please do not remove the free weights from the Fitness Center; if they continue to disappear, the association may have no alternative other than to replace the free weights with machine weights.



COMMUNITY REMINDERS....DID YOU KNOW THAT THESE AMENITIES ARE AVAILABLE

Commons Pool/Park – pool, spa, wader, fitness center, fireplace, 2 gas BBQ's, tot lot, chess area and gazebo with electric outlets.

Valley View Pool/Park – pool, spa, wader, basketball court, 2 gas BBQ's, tot lot, entrance fountain.

Knollcrest Pool/Park – pool, spa, wader, 2 gas BBQ's, shared city parking lot maintained by HOA and city park with tennis courts and tot lot.

Cascade Park – seating areas, freestanding BBQ's, tot lot, exercise circuit.

Quail Hill Park (City maintained) - baseball fields, basketball courts, soccer fields

Spring is upon us, utilize the facilities in your community.....report City problems to (949)724-7600 and association problems to (949)838-3255. HAVE FUN!

COMMUNITY ADVISORY.....KEEP ON THE LOOKOUT!

Management is saddened to have to bring this issue to your attention but there have been several disturbing incidents that have recently taken place at The Commons recreational facility. Both of the incidents have been reported to the City of Irvine Police Department. The first incident that was reported involved medication(s) that had been found at the tot lot and barbecue areas. The second incident reported was that someone dumped a large quantity of acid into the wading pool, causing portions of the plaster to be eaten away, leaving a rough surface that will have to be repaired. Please keep a look out for suspicious activity and report it, first to the Irvine Police Department; secondly to management. Thank you in advance for your cooperation!