

JUNE 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

A group of community homeowners approached the Board of Directors to request permission to form a swim team, comprised of Quail Hill children, and to use the pools for practice and swim meets.

The Board approved for the formation of the swim team and to allow the team to hold practices and three swim meets at the pools. The swim team is not an association sanctioned team; but comprised of volunteer homeowners and the children who will swim on the team. The swim team is responsible for their expenses except for the drilling of core holes for the diving blocks and some other association asset related items that will be paid for by the association.

The swim team will practice at Knollcrest but will host swim meets at The Commons. It is our intent to communicate to the membership the swim team schedule so you can attend a meet to support the children in the community and/or let you know when the pool will not be available to the membership when swim meets are held. We thank you in advance for your understanding and are looking forward to the swim team bringing excitement into the community and bringing families together.

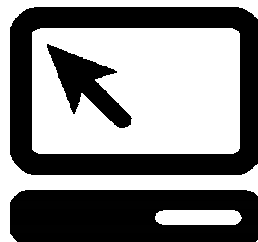
MARCH 27, 2008 BOARD MEETING HIGHLIGHTS

1. Approved minutes from the January 24, 2008 board meeting.
2. Accepted financial statements for November 30, 2007 and December 31, 2007.
3. Made investment decisions for CD's maturing in April.
4. Approved to file liens against those properties delinquent in homeowner dues.
5. Reviewed and considered architectural variance requests.
6. Discussed the possibility of hosting movie night "in the park" and requested management obtain costs.
7. Requested that management obtain proposals for landscape maintenance.
8. Reviewed and considered request from the swim team.
9. Approved the proposal from 1st Street Painting for wrought iron painting on Bottlebrush, Capeberry and Tearose which were left off of the original proposal.

VISIT www.quailhillhoa.org!

Log onto the 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, July 24, 2008
3:30 PM @ Keystone Pacific
16845 Von Karman, Suite 200
Irvine, CA 92606

The final agenda will be posted in the bulletin boards 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 949-838-3255.

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



JUNE 2008 REMINDERS

- **Street Sweeping Day: 1st and 3rd Mondays**

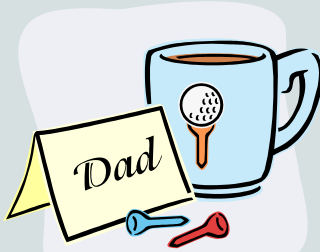
- **Trash Pick-Up Day: Fridays**

Please remove trash cans from the common areas after this day.

- **Thursday, July 24, 2008 - Board Meeting @ 3:30 pm**

Location: Keystone Pacific Property Mgt.
16845 Von Karman, Irvine, CA 92606

- **FATHER'S DAY**
Sunday, June 15, 2008



AUTOMATIC DIRECT PAYMENT OF ASSESSMENTS (ACH PROGRAM)

Sign up for our ACH program to have your assessment payment automatically debited from your checking or savings account. To participate in the ACH program, please call an accounting customer service representative at (949) 833-2600 or e-mail accounting@keystonepacific for an application and save time and money!

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.

RECREATION FACILITIES RESERVATION REMINDER...

Reservations for BBQ areas will only be accepted for Fridays through Sundays.

The maximum number of guests inside fenced area is 15.

There is a fee of \$50.00 and a deposit of \$200.00 required at time of reserving. Due to the high demand for reservations, it is recommended that payment and deposit is made as early as possible.

Times subject to availability – 9:00 to 1:00, 1:30 to 5:30, 6:00 to 10:00

Contact management with any questions.



Quail Hill Community Association Assessments.....

The Covenants, Conditions and Restrictions (CC&R's) require payment of regular assessments by all the owners of real property within said community in order to provide funds for payment of the expenses for upkeep, maintenance and preservation of the common areas therein, and for payment of the other expenses associated with the normal operation of said Association's business and affairs. Assessments are due on the 1st of the month; if not paid by the 15th of the month, a late fee is assessed. When an assessment remains unpaid for 45 days, a pre-lien notification is sent to the owner. If an owner fails to pay the amount set forth in the pre-lien notification within 30 days, a lien may be recorded against the property. Thirty days after the lien is recorded, if payment has not been made, the Board may vote to file small claims or foreclose on the property. Your Board of Directors empathizes with those homeowners who are facing financial difficulties however they have a fiduciary duty to maintain the association, collect assessments and see that association expenses are paid and the reserve fund is funded for future replacements of association assets. As of May 6, 2008, the association's total receivables equaled \$99,675.59; total assessments prepaid equaled \$57,083.65 for a net receivable of \$42,591.94.



Now that summer season is here, many of you will be going on vacation. As a precaution, it is a good idea to let your trusted neighbor know where you will be and how to reach you in case of an emergency. Be sure to stop your newspaper and mail service while you are away or make arrangements with a neighbor to take them in for you. You can simply go on-line at www.USPS.com or by calling 1-800-ASK-USPS (1-800-215-8777) to have your mail placed on hold during your time away from home. And, don't forget to have someone remove any flyers and/or ads

from your door or driveway as these are good indicators that no one is home. Another good tip is to use a variable timer for lights so your home does not appear empty or vacant for an extended period of time. For those of you traveling, have a wonderful and safe vacation!