

SEPTEMBER 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.....

Senator Tom Harman is proud to announce that twenty-one elementary schools in the 35th Senatorial District have been awarded distinguished School Awards, including three right here in Irvine!



Hicks Canyon Elementary School
Alderwood Basic Plus School

Nrothwood Elementary School-National Blue Ribbon Nominee
The California School Recognition Program is now in its 23rd year. It identifies and honors the state's most exemplary public schools with the California Distinguished School Award. Although participation is voluntary, the award is highly sought after by schools in all areas of the state. Elementary and secondary schools are recognized during alternate years.

For the current year, some 839 elementary schools submitted applications and were identified for eligibility on their Academic Performance Index and Adequate Yearly Progress results. All applications underwent a rigorous selection process conducted by the California Department of Education, with the help of many local educators from across the state. In the end, only 343 were bestowed this honor.

Senator Harman commends these Irvine children and families who set a shining example for all! Congratulations on a job well done!

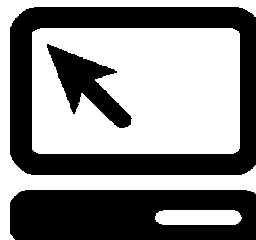
CONGRATULATIONS ALDERWOOD BASICS PLUS SCHOOL



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

Annual Election held on July 24th,
Board to re-seat on September 25th.
Board members are:

Tom Dao
Alex Gurski
Wali Reshad
Sourabh Tandon
Brian Von Helmolt

On behalf of the Board of Directors and members of the community, THANK YOU to Greg Oranges for your past four years service as a member of the Board. We appreciate your time and diligence in serving the community.

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:

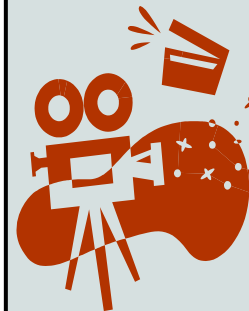
Associate Bryce Miller
Phone: 949-838-3255
E-mail: bmiller@keystonepacific.com

BILLING QUESTIONS/ADDRESS CHANGES/ WEBSITE LOGIN:

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

ARCHITECTURAL DESK:

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



SEPTEMBER MOVIE NIGHT... The showing of Alvin & The Chipmunks was such a success that there will be another

movie night in late September.

WATCH FOR DETAILS

SEPTEMBER 2008 REMINDERS

- **Monday, September 1 - Labor Day**
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 Day: 1st and 3rd Monday**

- **Trash Pick-Up Day: Friday**

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

- **Next Board Meeting**

Thursday, September 25, 2008

Executive Session begins at 3:00 pm

General Session/Homeowner forum begins at 3:30 pm

@ Keystone Pacific Property Management

CONVENIENT ASSESSMENT PAYMENT OPTIONS

1) SIGN UP FOR THE ACH PROGRAM:

Save time and money! Sign up for our ACH program to have your assessment payment automatically debited from your checking or savings account. Please call customer service at (949) 833-2600 or send an e-mail to accounting@keystonepacific for an application.

2) PAY ONLINE AT WWW.KEYSTONEPACIFIC.COM:

Payments can also be made 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.

Written by the Association's legal counsel in response to homeowners requesting of the Board that the membership be informed of a substance abuse recovery facility in Quail Hill.....Many Quail Hill homeowners have expressed concerns related to the operation of a substance abuse recovery facility in one of the homes in Quail Hill. Many of these concerned homeowners have asked that the Association take action to prevent the ongoing operation of this home as a substance abuse recovery facility. Quail Hill homeowners should be aware that California Health and Safety Code Section 11834.25 provides that an alcoholism or drug abuse recovery or treatment facility which serves six or fewer persons is considered to be a residential use of property and a use of property by a single family for purposes of any deed restrictions such as those included in the Quail Hill CC&R's. Consequently, the Association cannot take any enforcement action with respect to this facility on the grounds that is a non-residential use or a use of property by other than a single family. However, just because such a facility is deemed by statute to be a residential use and a use by a single family does not mean that the Association cannot enforce the other restrictions in the Association's governing documents (e.g., those related to parking, excessive noise, or the rules and regulations regarding use of the Association's recreational facilities). All Quail Hill residents, including those of a home that is being operated as a substance abuse recovery or treatment facility, are obligated to abide by the Association's governing documents.



Community and City of Irvine update... ..join "Green Waste Recycling" - Waste Management is available to serve the Quail Hill Community. Please call Waste Management direct at 1-800-596-7444 to have green waste containers delivered to your home. Materials that you may dispose of in the "green lid" container are grass clippings, leaves, brush, shrubbery prunnings, sawdust and tree trimmings and tree limbs (4" diameter max.). Materials not accepted and should be placed in "blue lid" container are plastic or paper bags (emptied), animal manure, dirt and rocks, palm tree parts (including fronds), cactus or other succulents. For a full description on what to recycle and what cannot be recycled, please log onto the web site @ www.wmorangecounty.com.