

NOVEMBER 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...

POOLS

Beginning November 1, 2008, the heaters for The Commons and Knollcrest pools will be turned off. **The Valley View pool will be heated throughout the winter.**

The Jacuzzi's at all three facilities will remain heated for your enjoyment.

FITNESS CENTER

Even though The Commons pool will not be heated during the winter months, the Fitness Center will remain open. The hours of operation are: Sunday through Thursday 6:00AM – 10:00PM; Friday & Saturday 6:00AM – 11:00PM. Due to safety reasons, children under the age of 14 **are not permitted**. Your cooperation in following the posted rules is appreciated. Kindly report any problems to management.

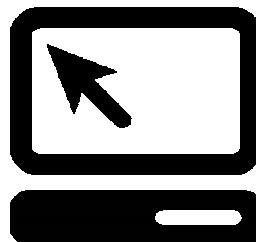
OCTOBER 2, 2008 BOARD MEETING HIGHLIGHTS

- Reseating of the Board – President; Brian Von Helmolt; Vice President; Sourabh Tandon; Treasurer; Alex Gurski; Secretary; Wali Reshad; Member at Large; Tom Dao
- Approved the Reserve Study for Midlands/Hillside cost center; West Village cost center and Quail Hill that was prepared by Reserve Data Analysis
- Reviewed a landscape maintenance proposal from Villa Park for monthly landscape services and elected to continue with Valley Crest
- Decided to not hold another Movie Night until the Spring of 2009
- Discussed with Sage East options for parking programs
- Reviewed the delinquencies and approved to file liens, pursue small claims in accordance with Violation Policy
- Approved to replace the lighter free weights that are missing from the Fitness Center

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

The final agenda will be posted at [insert location] 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 949-838-3225.

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 Sean Fitzpatrick
Phone: 949-838-3269
E-mail: sfitzpatrick@keystonepacific.com

BILLING QUESTIONS/ADDRESS CHANGES/WEBSITE LOGIN:

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

ARCHITECTURAL DESK:

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

SUB ASSOCIATIONS

SOLSTICE, SANDALWOOD AND JASMINE – CONTACT KEYSTONE AT 949 833-2600

AMBRIDGE, SAGE EAST – CONTACT ACCELL AT 949 581-4988

LINDEN & LAUREL, CASALON & IVY WREATH – CONTACT ACTION AT 949 450-0202

SAGE WEST – CONTACT BHE AT 949 363-1963

NOVEMBER 2008 REMINDERS

■ Thursday, Nov. 27 & Friday, Nov. 28 - Thanksgiving Holiday Keystone Pacific Offices Closed

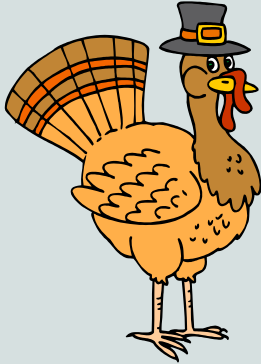
For after-hours association maintenance issues, please call 949- 833-2600 to be connected with the emergency service line.
Please call 9-1-1 for life-threatening emergencies.

■ Trash Pick-Up Day: Fridays

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

■ Thursday, November 20, 2008 - Board Meeting @ 3:30 PM

Location: Keystone Pacific Property Management, Inc.
16845 Von Karman, Ste. 200, Irvine, CA 92606



TWO 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 ACH application.

OR

2) PAY ONLINE AT WWW.KEYSTONEPACIFIC.COM:

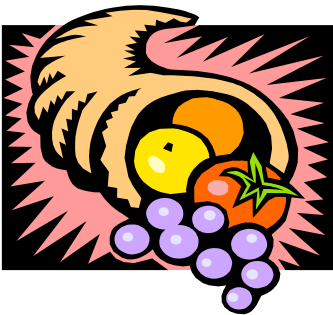
Payments can also be made online. All payments require a bank routing number in addition to a checking, savings or money market account number. Credit card payments are not accepted through this online service. If you have questions regarding your account number and password, please contact customer service at 949- 833-2600.

COMMUNITY REMINDERS

Association common area trees/shrubs are not to be trimmed by homeowners. Homeowners are subject to fines and/or penalties if it has been determined that common area trees/shrubs are trimmed by homeowners or their contractors, in accordance with the Violation Policy. Article II, Section 13 of the CC&R's states, "the payment by any Owner of any "premium" does not constitute a representation or warranty concerning the view, if any, the lot will enjoy. Each Owner, by accepting a deed to his respective lot acknowledges and agrees that any view which his lot may enjoy as of the date of purchase may be impaired or obstructed by the installation of trees, other landscaping or other types of barriers and each Owner expressly consents to any such obstructions.



HOLIDAY DECORATIONS



Christmas decorations are permitted from Thanksgiving until January 31st. Christmas lights are permitted as long as they are UL approved outdoor lights.

Decorations for other holidays are permitted fourteen (14) days before and fourteen (14) days after the holiday.

American flags are permitted year round. Please fly them appropriately and replace tattered/torn flags immediately.

DAYLIGHT SAVINGS TIME

November 2nd is the day to FALL BACK-

Please turn your clocks back one hour. This is also the perfect time to change the batteries in your smoke detectors. A quality alkaline battery should be installed and replaced every six months or so.

Rechargeable batteries should never be used in smoke detectors.

