

MARCH 2009

QUAIL HILL COMMUNITY ASSOCIATION

www.quailhillhoa.org

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



HOMEOWNERS, RESIDENTS AND GUESTS.....**NEED TO KNOW!** *Parking Rules/Infractions & Penalties: These rules apply to the following streets: Passage, Terra Cotta, Paperwhite, Scarlet, Vermillion, Figtree, Tuberosa, Stepping Stone, Windchime, Dewdrop, Duet and Reunion.*

Firelanes – any vehicle parked on any of the private streets in a marked fire lane, (does not necessarily mean red curb, watch signs or your homeowner association documents/exhibits) within 15 feet of a fire hydrant and/or marked red zones – **immediate tow.**

Stored vehicles: cite after 24 hours of monitoring. Cite after vehicle has been marked; tow after 96 hours has passed if marking still there.

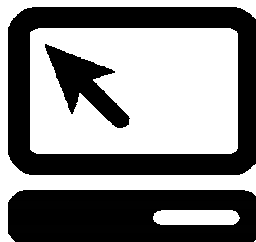
JANUARY 22, 2009 BOARD MEETING HIGHLIGHTS...

- Approved the minutes from the November, 2008 board meeting
- Accepted the October 31, 2008 and November 30, 2008 financial statements
- Approved to roll over the investments that mature on Feb. 6th, 13th, 23rd and March 2nd at the highest interest rate
- Approved to replace parkway trees that were lost during the winds/rain
- Approved to file liens, pursue collection in small claims on those parcels delinquent in assessments
- Discussed parking issues occurring in Sage East and Ambridge
- Electronic access control system installation for recreational facilities has been completed; dedicated phone lines for each facility has been ordered; waiting for activation at which time Keystone will log key fobs into system per address and distribute to homeowners – anticipate March 9th as target date for activation of new key fobs – fobs to be mailed to homeowners prior to this date. Two each will be given to each household free of charge; replacements will be \$75 each.

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: Parkways, Cascade Park, The Commons, Knollcrest or Valley View

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

If you require specific information about your condominium or attached home, require exterior work on your buildings (not single family homes) or the landscaping immediately surrounding your building, attached home, contact your sub-association.

MARCH 2009 REMINDERS

■ Trash Pick-Up Day: Fridays

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

- Sunday, March 8th Daylight Savings Time Begins (set your clocks ahead 1 hour before bedtime Saturday evening)

SPRING AHEAD



■ Thursday, March 19, 2009 - 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.



.SPRING MOVIE NIGHT.....MAMMA MIA

The association is considering another Spring Movie Night very soon. Discussions on showing Mamma Mia in The Commons Park are underway. Watch for further details. The last movie night was a great success and we hope that more community residents will come out for the next one.

Mamma Mia PG13 1 hr. 48 minutes Musical, Comedy Music by Abba

Starring: Meryl Streep, Pierce Bronsan, Amanda Seyfried



Please do not park in front of mailboxes, whether single ones or clustered ones. The United States Postal Service is not obligated to deliver mail if the mailbox is blocked.

Be courteous to all of your neighbors – everyone wants to receive their mail in a timely manner.

Patrol One will courtesy cite vehicles, on private streets – see front page for a listing, if parked in front of mailboxes to remind you not to do this. Patrol One will not tow any vehicles parked from in front of mailboxes unless it is within 15 feet of a fire hydrant.