

JUNE 2009

QUAIL HILL COMMUNITY ASSOCIATION

www.quailhillhoa.org

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

ARE YOU READY FOR ANOTHER MOVIE NIGHT?



The Quail Hill Community Association with assistance from MiMedia is pleased to announce that *Mamma Mia*, nominated for 2 Golden Globe awards will be shown at The Commons park on Saturday, June 27, 2009. Bring your chairs, blankets, family, guests and treats to view this global phenomenon based on the songs of ABBA. Timeless songs such as *Dancing Queen*, *I Have a Dream* are ingeniously woven into an enchanting tale of love, laughter and friendship.

The movie will begin at dusk, approximately 7:30 pm
Plan to attend this fun event with your community neighbors!

APRIL BOARD MEETING HIGHLIGHTS

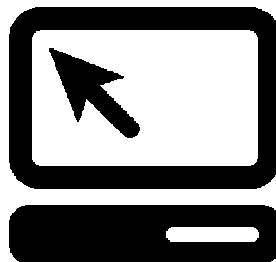
- Discussed a proposal for adding a page on Quail Hill's website for each sub-association; sub-association's will soon receive correspondence outlining this service and costs.
- Approved Executive and General session minutes from March.
- Conducted hearings for those owners not in compliance with the governing documents.
- Discussed delinquencies; approved to file liens and/or proceed with small claims as appropriate.
- Reviewed and considered homeowner requests.
- Reviewed financial statements and made investment decision.
- Approved LaJolla Pacific to prepare annual maintenance report.
- Reviewed 2009 tree trimming proposals.
- Reviewed and considered landscape enhancement and/or maintenance proposals.

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 account online
- Pay your HOA 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
Treasurer: Alex Gurski
Secretary: Wali Reshad
Member-at-Large: Tom Dao

NEXT BOARD MEETING:

Thursday, June 4, 2009

4:30 PM

Keystone Pacific Property Management
16845 Von Karman, Ste 200
Irvine, CA 92606

The final agenda will be posted at the pool facilities 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:

Sheryl Uggen

Phone: 949-838-3225

Emergency After Hours: 949-833-2600

Fax: 949-833-0919

suggen@keystonepacific.com

COMMON AREA ISSUES:

Sean Fitzpatrick

Phone: 949-838-3269

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 or repairs to your condominium or attached home, please contact your sub-association. You may contact Sheryl or Sean if you need to report an issue with the recreational facilities; need keys for the recreational facilities or if you reside in a single family home and have a parkway issue.

JUNE 2009 REMINDERS

- **Trash Pick-Up Day - Fridays**
Please remove trash cans from the common areas after this day.
- **Fathers Day, Sunday, June 27th**
- AT&T is continuing to work on the Key Fob system; once completed, management will have to input almost 4,000 key fob numbers into the computer gate system before mailing them to homeowners. Watch for future announcements for when this will take place.



AFTER-HOURS SERVICE LINE:

If an association common area matter requires immediate attention after hours, please call **949-833-2600** and a representative will be happy to assist you.

Please call 9-1-1 for life threatening emergencies.

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.com for an ACH application.

COMMUNITY REMINDERS

- The association is responsible for mailbox maintenance for the single family homes; please contact management if you need to have your mailbox repaired (door not staying closed, flag missing, etc)
- Trash cans are to be kept out of public view and are to be set out for pick-up for a reasonable period of time (not to exceed 12 hours) before and after scheduled trash collection day (Friday).
- **The Association is going “green”. Future newsletters will not be included with the billing statement but will be available on the association’s web site. Please feel free to comment regarding this change.**

SIZZLING SUMMER FUN

Bring your family and join Quail Hill author, Scott Gale, in launching his new book

Your Family Constitution

See the attached flyer for details



COMMUNITY ADVISORY.....Quail Hill Swim Team

The Quail Hill Swim Team was formed under the Irvine Swim League and is not an association sanctioned team; the Board of Directors has granted the swim team usage of Knollcrest for practices and usage of The Commons for **three** swim meets for the 2009 season. Please mark your calendars with the following dates as The Commons pool will be **closed** to residential use while the swim meets are taking place – June 13th, June 20th and July 11th. We are anticipating the pool to not be available to residents from approximately 8:00 am – 2:00 pm, time may fluctuate due to set-ups. Come out during these times to cheer

