

JULY 2009

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

Are you considering listing your home for sale or possibly thinking about renting your home...please remember the Real Estate Sign Rules and Regulations.



- The total area of For Sale/For Lease Signs shall be contained within a 12" 18" square area and must be Professionally prepared on a Masonite material; the approved sign format and color is on file and can be purchased at Real Estate Sign and Supplies, 23252 Del Lago, Laguna Hills, CA 92653, (949) 855-1355.
- Only one (1) sign will be permitted within Quail Hill or any of its related sub associations.
- No sign shall be attached to the ground by means other than a conventional white single vertical stake.
- No attached riders, balloons or advertising is permitted.

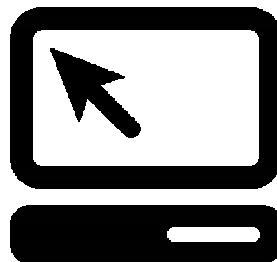
JUNE 4, 2009 BOARD MEETING HIGHLIGHTS

- Approved minutes from the April 23rd meeting.
- Accepted the February and March financial statements as submitted and concurred to roll over the CD's that mature during June and July.
- Approved to increase the fidelity bond coverage to meet the requirements of Fannie Mae/Freddie Mac.
- Took necessary action against those homeowners who are delinquent with their assessments.
- Discussion ensued on removing the Fitness Center carpet and replacing with a rubberized material.
- Listened to representative from Valley Crest who updated the Board on their services for the past two months.
- Discussion ensued on removing the "Fibar" chips from the tot lots and replacing with a rubberized material; proposals are being obtained for the next meeting.
- Discussion ensued on replacing the "Quail Hill" entrance monuments.

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, July 23, 2009
Executive Session @ 4:00 pm
General Session/homeowner forum @4:30 pm
@ Keystone Pacific

The final agenda will be posted in the bulletin boards of 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 949-838-3225.

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



JULY 2009 REMINDERS

- **Keystone Pacific will be closed in Observance of Independence Day - Friday, July 3rd**
- **Street Sweeping Day - City streets are swept on the 1st and 3rd Tuesday; West and East Village are swept on the 1st and 3rd Monday**
- **Trash Pick-Up Day - Fridays**
Please remove trash cans from the common areas after this day.
- **Thursday, July 23rd - Board Meeting @ 4:00 pm for Executive Session and 4:30 pm for General Session/Homeowner forum**
@ the corporate office of Keystone Pacific



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.



BOBCAT SIGHTING IN QUAIL HILL

Management received an email from a Quail Hill homeowner advising that a Bobcat was seen sitting behind the rear yard fencing on Sunday, June 21st. This is the time of year when you will be seeing more and more bobcats. Please take the following precautions – do not leave pet food and water outside on your patios, keep small pets inside and make sure small children have supervision when playing outside. Bobcat sightings may be reported to Irvine Animal Control or the Irvine Police Department.

PLEASE READ THIS IMPORTANT ANNOUNCEMENT

It has been brought to management's attention that recently there have been several homes within the Quail Hill community that have been broken into, ransacked and personal items taken. PLEASE KEEP YOUR EYES OPEN FOR SUSPICIOUS ACTIVITY. If you witness what appears to be suspicious activity, please contact the Irvine Police Department immediately. If you will be going on vacation, let one or more of your neighbors know that you will be gone and the length of time your home will be unoccupied. Contact the Irvine Police Department and schedule a vacation visitation. Be sure to stop your newspaper delivery or have your neighbor pick them up for you. Contact the post office to have your mail delivery stopped.

COMMUNITY EMAIL DIRECTORY

In an effort to keep residents more informed of issues and events in the community, the Board of Directors is creating a community email distribution list. If you are interested in having community updates sent to you via email, please email Sheryl Uggen at suggen@keystonepacific.com say "Add me to the email list"! When important items come up that affects the residents, Management will send out a mass email to the residents that want to be a part of the community email directory. The community email directory is very helpful! For example, when items are left at a recreational facility and turned in to Management by a vendor, an email can be sent describing the lost item, also, when recreational facilities need to be closed to make emergency repairs, an email can be sent to those on the list notifying you of the closure.