

SEPTEMBER 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

The adjourned annual election of the delegates was held on Thursday, July 9th. Congratulations to Shervin Bororgnia, Paul Phillips and Wali Reshad for being elected to the Board for a two year term. The Board held the organizational meeting on Thursday, July 23rd. The Board is re-seated as follows:

- | | |
|-------------------|-------------------|
| ■ President | Brian Von Helmolt |
| ■ Vice President | Paul Phillips |
| ■ Treasurer | Alex Gurski |
| ■ Secretary | Shervin Bororgnia |
| ■ Member at Large | Wali Reshad |

At this time, the Board and management would like to thank Tom Dao and Sourabh Tandon for their service while on the Board and wish them well in future endeavors.

JULY 23, 2009 BOARD MEETING HIGHLIGHTS

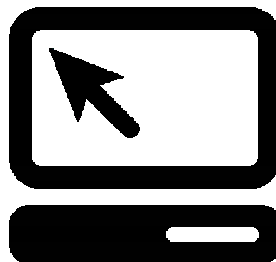
- Approved the June 4, 2009 general session minutes.
- Accepted the April and May financial statements.
- Approved to roll over the CD's maturing prior to the next board meeting at the highest interest rate for a term to be determined by the broker to continue to ladder the portfolio for Quail Hill, West Village and Midlands Hillside.
- Approved to have reserve studies completed by Reserve Data Analysis, update only, for Quail Hill, West Village and Midlands Hillside Special Benefit Areas.
- Approved to have the missing dumbbells in the Fitness Center replaced.
- Approved to have the Bacharis on the slopes trimmed, beginning September 1st by Valley Crest.

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: Paul Phillips
Treasurer: Alex Gurski
Secretary: Shervin Bororgnia
Member-at-Large: Wali Reshad

NEXT BOARD MEETING:

Thursday, September 24, 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 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



SEPTEMBER 2009 REMINDERS

- Keystone Pacific will be closed in Observance of Labor Day - Monday, September 7th
- 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.



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.

FREQUENTLY ASKED QUESTION....When do I report an issue to Quail Hill Community Association and when do I report an issue to my sub-association? If you live in Solstice, Sandalwood, Jasmine, Linden & Laurel, Sage (West), Ambridge, Sage (East), Casalon or Ivy Wreath and want to report a Rules & Regulations violation, building maintenance issue, request cert for insurance, report a landscaping issue immediately adjacent your building.....please contact your sub association.

If you need to report a problem at Cascades Park, Commons, Knollcrest or Valley View contact Sheryl or Sean (Quail Hill Community Association) at Keystone Pacific. Chantilly, Sienna, Tapestry, Olivos and Vicara homeowners may also contact Keystone Pacific for common area/parkway/mailbox issues.

COMMUNITY REMINDERS

Please remind your family, service personnel and guests to drive the community streets with caution as school is back in session. Children, parents and their pets will be crossing streets either on the way to school or on the way home from school.



To Water Or Not To Water?"

- **Don't over water!** Make the lawn seek its own source of water, building longer and sturdier roots.
- With cooler weather just around the corner, make sure your sprinkler timers are adjusted, otherwise you will be over-watering.
- Excess water leaches away nutrients and encourages insects. Deep watering at irregular intervals are better for the lawn than frequent light watering. **Excess water will run into the gutter and will also travel down a slope to water other lawns and can create bog like conditions on their lawns.**
- Water your lawn early in the morning or in the evening. Avoid watering during windy days. Check your sprinkler timer and also check for broken sprinkler heads and leaks in hoses and couplings. Don't water the gutter. The best time to apply fertilizer is just before it rains.