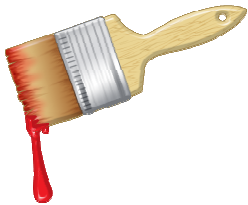


MAY 2010

QUAIL HILL COMMUNITY ASSOCIATION

www.quailhillhoa.org

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



OLIVOS, TAPESTRY, CHANTILLY, SIENNA AND VICARA HOMEOWNERS...

Now that Spring has sprung, it is a good time to take a look at the exterior of your home to determine if your shutters, wood trim, garage door and/or stucco is in need of paint.

Management noted on a recent property inspection homes that do need to have the shutters, wood trim or garage doors painted. Some of the homes in the neighborhoods listed above closed escrow as far back as late 2002. It is recommended to paint wood trim every 4-6 years; stucco can last for up to 8 years or longer. Take a close look at your home to see if it is time to paint. If you elect to paint the same color, you may do so without submitting an architectural application; color changes require prior approval.

CC&R AND RULES & REGULATION REMINDERS

- Trash cans shall be set out for a reasonable period of time (not to exceed twelve {12} hours before and after scheduled trash collection hours.
- When parking a vehicle on your driveway, please ensure that the vehicle does not extend into the sidewalk or beyond the curblin, or impede access over any street. Many vehicles are seen parked blocking sidewalks, this is an infraction.
- All animals must be kept either within an appropriate enclosure, or the yard or patio, or on a leash held by a person capable of

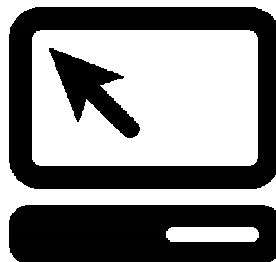


VISIT www.quailhillhoa.org!

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 Bozorgnia
Member-at-Large: Vacant

NEXT BOARD MEETING:

Thursday, May 27, 2010

4:30 PM General Session/Homeowner Forum

Keystone Pacific Property Management
16845 Von Karman, Ste. 200, Irvine

The final agenda will be posted in The Commons bulletin board 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

customer@keystonepacific.com

ARCHITECTURAL DESK:

Phone: 949-838-3239

architectural@keystonepacific.com

HAPPY MOTHER'S DAY!



MAY 2010 REMINDERS

SIGN UP FOR E-NOTIFICATIONS

■ **Keystone Pacific Closed in Observance of Memorial Day - Monday, May 31st**

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.

■ **Street Sweeping Day - City streets are swept on the 1st and 3rd Tuesday; private streets on the 1st and 3rd Monday – watch signage for changes.**

■ **Trash Pick-Up Day - Friday**

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



Enroll to receive e-statement notifications once your assessment statement is ready to be viewed online. If you decide to enroll in this process and have an account in good standing, an email notification will be sent as the statement becomes available online. Once you have signed up for this program, you will no longer receive paper statements and any inserts that typically are sent with the assessment statements.

In addition to the e-statement notification program, you can also sign up to receive email notifications involving our community association. Information pertaining to events, news, and activities in our community could be sent by email to the homeowners who have enrolled in this e-news program.

To sign up, please register from the "Update My Profile" page once you have logged into your billing account at [www.\(insert Association's website address\).org](http://www.(insert Association's website address).org).

COMMUNITY ADVISORY.....

SR 133 WIDENING PROJECT FAQs

Project Description:

A third vehicular traffic lane is being added in each direction on SR 133, between the 405 freeway and the future Lake Forest Drive intersection. The construction activity will also include a modification to the existing traffic signal at Laguna Canyon Road and a new traffic signal at the future Lake Forest Drive intersection.

How long will the project last?

The construction activity is targeted to begin in May 2010 and it is anticipated to be completed in early 2011.

Is there a traffic management plan in place?

A traffic management plan has been approved for both vehicular and bicycle traffic during construction. For vehicles, at least one traffic lane will be open in each directions during construction, and during a majority of the time, there will be two traffic lanes open. A five foot wide bicycle lane will be provided through the construction area along the shoulder of the road.

Who is responsible for the project?

The widening of this road is a City of Irvine Assessment District project that is being administered by the Irvine Community Development Company, an affiliate of the Irvine Company. Caltrans has approved the work, which will be carried out within their right-of-way.

What are the hours of repair work?

Crews will work in accordance with the City of Irvine's construction ordinance, which allow work between 7 a.m. and 6 p.m., Monday through Saturday. Residents that have questions should call the project hotline at 949-720-2610.