

JANUARY 2009

# QUAIL HILL COMMUNITY ASSOCIATION

www.quailhillhoa.org

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

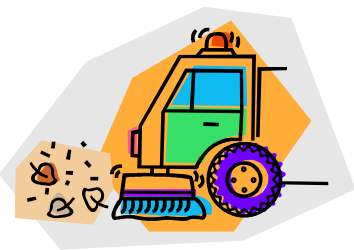
## IMPORTANT POOL NEWS.....

### PLEASE READ

The **Valley View** facility is going to be closed for approximately one month shortly after the first of the year. The anticipated start date is January 5th, weather permitting.

The Irvine Company is going to be removing and replacing squares of concrete where rust from re-bar is surfacing. Along with this project, they will be replacing the coping around the entire spa and several areas of coping around the pool. This project is being combined with other federal mandated pool drain issues.

The **Commons** pool will be heated and ready for use on January 5th and will remain heated the remainder of the winter.



### STREET SWEEPING WITHIN QUAIL HILL

The private streets within Quail Hill are swept on different days than the public streets – please review

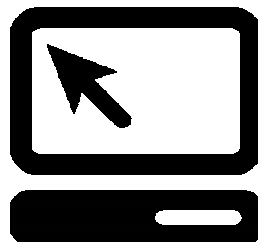
**Streets swept on the 1st and 3rd Monday by Association –** Terra Cotta, Passage(private section only), Paperwhite, Vermillion, Figtree, Tuberosa, Windchime, Scarlet, Stepping Stone, Duet, Reunion and Knollcrest Park parking lot

**Streets swept on the 1st and 3rd Tuesday by City of Irvine –** All of those streets not listed above.

### VISIT [www.QUAILHILLHOA.org](http://www.QUAILHILLHOA.org)!

Log onto Quail Hill's 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

### NEXT BOARD MEETING:

**Thursday, January 22, 2009**  
3:30 PM @ Keystone Pacific  
16845 Von Karman, Ste. 200  
Irvine, CA 92606

### 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](mailto:suggen@keystonepacific.com)

#### COMMON AREA ISSUES:

Associate: Sean Fitzpatrick  
Phone: 949-838-3269  
E-mail: [sfitzpatrick@keystonepacific.com](mailto:sfitzpatrick@keystonepacific.com)

#### BILLING QUESTIONS/ADDRESS CHANGES/ WEBSITE LOGIN:

Phone: 949-833-2600  
[accounting@keystonepacific.com](mailto:accounting@keystonepacific.com)

#### ARCHITECTURAL DESK:

Phone: 949-838-3239  
[architectural@keystonepacific.com](mailto:architectural@keystonepacific.com)



**HAPPY  
NEW  
YEAR**

# JANUARY 2009 REMINDERS

## ■ January 1 - New Year's Day and January 2 Keystone Pacific Offices Closed

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 Days:

See front of newsletter for days specific to your street

## ■ Trash Pick-Up Days: Fridays

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

## ■ Thursday, January 22nd - Board Meeting @ 3:30 PM

Location: Keystone Pacific Property Management

16845 Von Karman, Ste. 200, Irvine, CA 92606

## PAY YOUR ASSOCIATION BILL ONLINE!

Keystone Pacific is now accepting association payments online. This new service is available by using the account billing inquiry feature located on the community website at [www.quailhillhoa.org](http://www.quailhillhoa.org). 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. Payments submitted online will be processed daily. If you have questions about this service or regarding your account number and password, please contact customer service at (949) 833-2600.

## AFTER-HOURS SERVICE LINE:

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

## COMMUNITY REMINDERS

- In order for the street sweepers to be able to clean the streets to the best of their ability, please remove vehicles from curbside before sweeping – check front for days when your streets are swept. If vehicles are left at curbside, the sweeper must go around them and which means a lot of debris does not get picked up.
- **Holiday decorations** must be removed from homes/yards and stored away for another year by **January 31st.**



## NOV. BOARD MEETING –

- Approved minutes from October meeting and accepted financial statements from July, August and September.
- Made investment decisions for those CD's maturing prior to January board meeting.
- Approved to renew the associations Package, Umbrella, D&O, Fidelity Bond and Workers Compensation policies that expire on December 4th..
- Approved for Schonwit & Company to prepare year end taxes and audit.
- Approved Aquapure to bring the pools, spas and waders into compliance with newly mandated federal safety act..
- Approved for All Seasons Tree Service to trim the Eucalyptus, Pine and Sumac trees within the association.
- Approved proposals from Valley Crest for landscape/tree replacement.
- Approved spa safety sign replacement at The Commons..
- Further discussed parking issues in sub-associations.
- Approved to file liens, proceed with small claims or collection agency for those delinquent in assessments..

**ARCHITECTURAL DESIGN GUIDELINES** – One of the responsibilities of Quail Hill Community Association is the control of the physical character of Quail Hill, to enhance the desirability and attractiveness of the master planned community. Please remember that when considering a remodel, change to your hardscape/landscape, structural change that will affect the look of your home that you must complete the architectural application and seek approval prior to commencing work. The complete Design Guidelines may be found on the association's web site.

