

APRIL 2010

# 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

We are very excited to announce that the key fob distribution to the membership of Quail Hill Community Association has been completed. All homeowners within the community should have received two (2) key fobs in the mail. If you did not receive yours, please contact Sean Fitzpatrick at (949) 838-3269 or [sfitzpatrick@keystonepacific.com](mailto:sfitzpatrick@keystonepacific.com). We will let you know when the old keys will no longer work; before we dismantle the key system, we want to be sure that all of the "bugs" have been worked out of the "key fob" electronic access system. If you have difficulty gaining access to a recreational facility or fitness center, please let Sean know so that we may have the problem corrected.

Please report any lost or stolen key fobs to Sean as he will be able to deactivate them so they no longer work. Replacement key fobs may be obtained through Sean for a cost of \$75.00. Checks are to be made payable to the Quail Hill Community Association.

## PARKING REMINDERS... ..

- Please remind your family and guests that when they park on the street during the day to not park vehicles in front of mailboxes. The mail carrier will not leave mail when there is a vehicle blocking the mailboxes.
- When parking a vehicle in the street, please be cognizant of neighboring driveways and do not block your neighbors driveway.
- Never park in a Firelane..
- Vehicles that are parked on driveways should not extend over the sidewalk; please leave this area open for those who wish to walk.

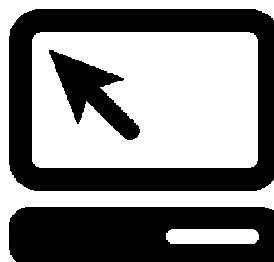


## VISIT [www.quailhillhoa.org](http://www.quailhillhoa.org)!

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 @ Keystone Pacific  
16845 Von Karman, Suite 200  
Irvine, CA 92606

*The final agenda will be posted on 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](mailto:suggen@keystonepacific.com)

### COMMON AREA ISSUES:

**Seanb Fitzpatrick**  
Phone: 949-838-3269  
[sfitzpatrick@keystonepacific.com](mailto:sfitzpatrick@keystonepacific.com)

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

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

### ARCHITECTURAL DESK:

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



# APRIL 2010 REMINDERS

## ■ Keystone Pacific Closed in Observance of Good Friday - Friday, April 2nd

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.

## ■ Trash Pick-Up Day - Friday

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



## SIGN UP FOR E-NOTIFICATIONS

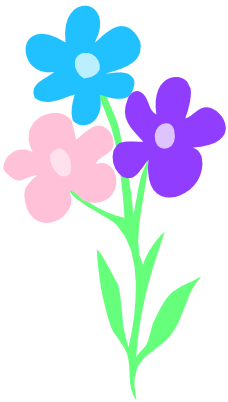
Enroll to receive e-statement notifications once your assessment statement is ready to be viewed online. If you decide to enroll in this process and have an account in good standing, an email notification will be sent as the statement becomes available online. Once you have signed up for this program, 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.quailhillhoa.org](http://www.quailhillhoa.org).

## COMMUNITY REMINDERS

The Quail Hill Community is adjacent to natural open space areas which provide habitat for various form of wildlife, including but not limited to mountain lions, coyotes, snakes, raccoons, possums, skunks, squirrels, mice, etc. Animal wildlife may venture from the open space areas into the community, including your lot or condominium. Owners are advised to keep domestic cats and small dogs inside their home as they may fall victim to wildlife and/or may prey on endangered species in the natural open space areas.



SPRING IS THE TIME to.....

Re-plant shrubs and/or flowers that did not make it through the cold winter.

Fertilize your plants, flowers and grass.

Check you irrigation to ensure you do not have any leaks or broken sprinklers.

Spray and/or remove unwanted grasses and weeds.

Check your home for maintenance items – do screens need to be replaced; are your canvas awnings still together or did they shred in the winds and need replacement; does your garage door and/or shutters need a fresh coat of paint; does your stucco and eaves need to be cleaned free from dirt and webs. Every little bit helps!

## COMMUNITY ADVISORY

The City of Irvine Police Department has been diligently monitoring speeds within the community. At any given time there are motorcycle officers or patrolmen in cars parked in various locations watching for speeders. They have been issuing citations for speed, not fully stopping at stop signs and to skateboarders who skate down the hilly streets creating an unsafe environment for not only them but for on-coming traffic. Obey the speed posted speed limits while driving through the community. Remember, speed kills!