

SEPTEMBER 2010

QUAIL HILL COMMUNITY ASSOCIATION

Www.quailhillhoa.org

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

JULY 22, 2010 BOARD MEETING HIGHLIGHTS

- Approved the minutes from the June 3, 2010 meeting.
- Accepted financial statement for May 31, 2010.
- Roll CD's that mature with Merrill Lynch between August 26th & September 23rd at highest interest rate for a term to be determined by broker to continue to ladder association's investment portfolio.
- Approved Valley Crest to trim trees in The Commons park and on Quail Ridge.
- Approved Valley Crest to remove current parkway plant material in the Vicara development and plant Asian Jasmine.
- Approved Orange Coast Building Services to prepare annual maintenance inspection/report.
- Tabled to next meeting replacement of teak furniture cushions at Knollcrest and pool furniture/teak furniture cleaning.



BE CONSIDERATE OF YOUR FELLOW COMMUNITY NEIGHBORS

IF you need to keep your pet outside, please ensure that they are locked in your yard and not roaming the neighborhood.

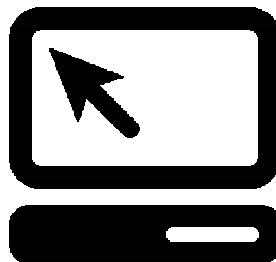
When you take your dog for a walk outside of your property, ensure that your dog is on a leash and carry a waste bag to pick up after your pet. Please do not let your pet roam onto your neighbors yards.

If you are going to be gone for the day and you know that your lonely dog will bark, leave your dog inside of the house or garage where it will likely not become a nuisance for neighbors.

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: Evan Chemers
Treasurer: Paul Phillips
Secretary: Shervin Bozorgnia
Member-at-Large: Alex Gurski

NEXT BOARD MEETING:

Thursday, September 23, 2010
4:30 PM @ Keystone Pacific
16845 Von Karman, Ste. 200
Irvine, CA 92606

The final agenda will be posted in the bulletin board at the pool areas 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: 949-838-3225
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



SEPTEMBER 2010 REMINDERS

SIGN UP FOR E-NOTIFICATIONS

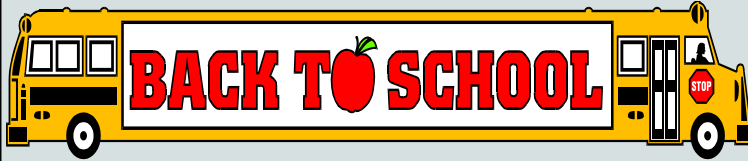
- **Keystone Pacific Closed in Observance of Labor Day**
- Monday, September 6th

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 that are Quail Hill's responsibility are swept on the 1st and 3rd Monday**



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).



PLEASE REMIND YOUR FAMILY MEMBERS AND GUESTS THAT THE SPEED Limit on the residential streets within Quail Hill should not exceed 25 mph.

Quail Hill is a family oriented community with many beautiful parks, hiking trails, recreation facilities and playgrounds. Adults, children and pets are often seen walking, playing and/or riding bicycles within the community. Drivers who are speeding on community streets do not have time to react to the sudden

appearance of a pedestrian or pet. Be cautious at all times and be prepared to STOP. BE CAUTIOUS AND BE SAFE!

COMMUNITY REMINDERS

If your Quail Hill sub-association is listed below, please contact this person to issues that affect your condominium, attached product or townhome. The Quail Hill representative is responsible for the parks and recreation facilities within Quail Hill and the single family home developments only.

Solstice—managed by Keystone Pacific, Justin Palermo, jpalermo@keystonepacific.com (949)838-3278

Sandalwood—managed by Keystone Pacific, Justin Palermo, jpalermo@keystonepacific.com (949)838-3278

Jasmine— managed by Keystone Pacific. Ilze Lemus, ilemus@keystonepacific.com (949)838-3214

Linden & Laurel—managed by Action, Yamy Perez, 29B Technology Dr., Ste. 100, Irvine 92618 (949)450-0202

Sage (West) - managed by BHE, Amy/Lisa, P.O. Box 7736, Laguna Niguel, 92607 (949)363-1963

Ambridge— managed by Accell Property Management, Claudia—23045 Avenida De La Carlotta, Suite 700, Laguna Hills, 92653 (949)581-4988

Sage (East) - managed by Accell Property Management, Claudia—23045 Avenida De La Carlotta, Suite 700, Laguna Hills, 92653 (949)581-4988

Casalon—managed by Action, Lisa McBee, 29B Technology Dr., Ste. 100, Irvine 92618, (949)450-0202 x 371, lmcbec@actionlife.com

Ivy Wreath— managed by Action, Lisa McBee, 29B Technology Dr., Ste. 100, Irvine 92618, (949)450-0202 x 371, lmcbec@actionlife.com