




**MAY 2009**  
[www.ShadyCanyonHOA.org](http://www.ShadyCanyonHOA.org)

**BOARD OF DIRECTORS**

President: **Mike Noggle**  
Vice President: **Richard Liggitt**  
Treasurer: **Rich Cadarette**  
Secretary: **Mike Gray**  
Member at Large: **Mike Reeves**

**YOUR KEYSTONE PACIFIC TEAM** 

Shady Canyon On Site Management Office  
75 Shady Canyon Drive  
Irvine, CA 92603

**Community Manager:**  
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**Common Area Maintenance/Recreation Associate:**  
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**Architectural Coordinator:**  
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**Billing Questions/Address Changes:**  
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accounting@keystonepacific.com

**Emergency After Hours: Keystone Pacific Property Management, Inc.**  
(949) 833-2600

**AN UPDATE FROM YOUR SHADY CANYON HOA PRESIDENT:**

First, congratulations to Mike Gray and Richard Cadarette on their election to the Shady Canyon HOA Board. Mike was appointed to fill a vacancy a few months back and we are fortunate to have him join us for the next two years. Rich is a total newbie, recently retired , so he can devote endless hours of his time for our benefit (right Rich?). Thanks to all who ran for these positions. We need interested parties to make our community vibrant.

The last time we did an update was early November of 2008. We left a couple of items unfinished and it is certainly time to revisit a few of the previously mentioned issues. First, it was noted that I invited comments and, at the same time, provided no avenue to deliver those comments. You can deliver comments to Shana Aaberg, HOA Manager, anytime at [saaberg@keystonepacific.com](mailto:saaberg@keystonepacific.com) or (949) 679-5660. Shana deals with day to day issues in Shady Canyon (SC). If you would like to speak to individual board members, contact information is as follows:

- |                 |  |
|-----------------|--|
| Rich Cadarette  | (909) 838-1948 (cell)  |
| Mike Gray       | <a href="mailto:mgray@grayinvestmentsinc.com">mgray@grayinvestmentsinc.com</a> |
| Richard Liggitt | (949) 856-2119   |
| Mike Noggle     | (949) 244-5251 (cell)  |
| Mike Reeves     | (949) 887-1590 (cell)  |

It is with true sadness that I bid adieu to Tom Heggi. A founding Board Member and key part of the Irvine Company's group responsible for Shady Canyon, his counsel and contacts will be sorely missed. I wish you all the best Tom. Tom's leaving the Board marks the beginning of the adult phase of our community. This will be the first year with no ICDC member on our Board.

**STREET SWEEPING**

Have you noticed how much cleaner our streets have been? You can thank Scott Stovall for doing such a fine job. Scott is a homeowner and a golf member and he takes great pride in his work. Scott has even been spotted sweeping our streets during the week at night, when he is not getting paid extra, because he saw a need. He sweeps the curb tops as well as the street level and is really meticulous. Thanks Scott.

**GATE ACCESS CONTROL**

On with the show. Our last update started with SECURITY / SAFETY. First, a word from our legal department. Our "Security Committee" has been renamed the "Gate Access Control Committee". You can read between the lines here. Security is something we all desire and strive for but GMI carries no arms and cannot guarantee everyone's security. On the plus side, we continue to make significant progress in gate access issues. Contractors are getting through the gates in the morning "crush" with some semblance of order and chaos is being quelled at our construction sites. While I'm sure some of you miss some individual UPS employees, GMI has really stepped up to the plate and is offering over the top service for our community. There have been, and continue to be, a few problems but the problems are resolved immediately and the lessons are learned. Our worst enemy has been ourselves.

Please let me elaborate a bit on that last line. Our own homeowners, as well as a few golf members, create dangerous situations on our roads with unsafe driving habits. There have been two accidents where sports cars (1 Ferrari and 1 Lamborghini) were totaled on Shady Canyon Drive in the last few months. We have all had, or heard of, experiences where there was someone driving on the wrong side of the road around a blind curve.

## May 2009 Reminders

- **Street Sweeping Days:** Every Sunday between 9 A.M. to 1 P.M. and every Tuesday between 11 A.M. to 3 P.M.
- **Trash Pick-Up Days:** Every Friday. Please remove trash cans from the common areas after this day.
- **Wednesday, 5/6/09 - Board Meeting at 4:00 P.M.** Location: Recreation Facility –75 Shady Canyon Drive.

### GATE ATTENDANT CONTACT INFORMATION

#### EAST GATE:

Phone: 949-509-1947 Fax: 949-509-9282  
(Located off the 405 freeway)

#### WEST GATE:

Phone: 949-823-0015 Fax: 949-823-1836  
(Located at 130 Shady Canyon Drive)

There are numerous sightings of people running stop signs at speeds up to 40 MPH on Shady Canyon Drive. Many right in front of our community center where our children might be returning from a tennis game or the pool. I see every incident report and I can tell you we have at least one accident a week in Shady Canyon and there are many other incidents of skid marks ending up in cactus or taking out hardware but no one sticks around to “confess”. It is a miracle no one has been killed. Our roads are narrow, curving and dangerous. Please be safe in our community.

To that end, we have installed several sets of “speed cushions” as a test area. We will do another traffic study to quantify the results and see if this is a program to promulgate throughout the community. We cannot do this on Shady Canyon Drive so I exhort you to please obey the speed limits, center lines and stop signs. Our surveys have shown it is more of a problem with our own families than it is with our contractors (not that they are blameless).

Our next attempt to improve our safety may well be to equip our roving vehicle for traffic enforcement. Homeowners would receive a photo with a radar speed imprinted and a fine for whatever infraction they incurred. I would love to hear your comments on this possibility. For your further information, people violating traffic laws that are not homeowners will be cited but the fines will go to the homeowners sponsoring the “guest”, be it a contractor or a personal guest. This will be tracked by license plate recognition (LPR) cameras tied to guest passes. We still have to work out details for golf members but there will be a reckoning. Those not paying fines will likely have their transponders turned off (golf and/or homeowners).

As a reminder, if you are stopped by GMI while running or cycling in Shady, please be polite. They are only doing their job. With a public trail running right through our community we get a lot of trespassers. GMI cannot possibly recognize every homeowner so just be prepared to smile and give them your name, address and security code. You might even thank them for doing a good job. They have, by the way, returned dozens of people to the trails.

### TECHNOLOGY

Our LPR (License Plate Recognition) cameras are installed and we are progressing with software to reduce “pass-through” traffic in our community. Again, you can help us in this endeavor. If you have guests on your permanent list who use this for pass-through access, please ask them to stop. If we note this is happening, they will be removed from your permanent list and will have to stop at the gate each time they visit to ask for entry. If you are not home, they will be denied entry. Technically, they could still pass through our community but you would have to personally authorize this each time they need to do so. This adds wear to roads we pay for and increases risk by increasing traffic that does not belong here. We have already reduced pass-throughs by agencies including Cal-Trans, Irvine City crews, UPS, FedEx and the USPS.

Is your transponder working okay? There have been a few hitches in this transformation as well. For some unknown reason, a software upgrade dumped a bunch of valid transponders from the system. I think, by now, most of these have been rectified. Sorry for the problems but we had to take this step. We have reduced the number of transponders that operate our gates by about 1,500. That was a significant gate access concern.

### CONSTRUCTION

Construction and contractor issues continue to be of concern but we are winning the war. Trash, track-out and other violations are reduced significantly over last year. Again, GMI has worked hard to document violators and the corresponding fines have had the desired effect. While I do not like the idea of the Association having to impose fines, rules were pretty much ignored before fines were levied.

### LANDSCAPE

Please do not direct association vendors in their jobs. Last summer when we were surrounded by fires, people were asking our landscapers to water the fuel mod zones behind their property. The problem is, that promotes more growth where we don't want more growth. Many of these natural areas die back each summer and fall and re-grow in the spring. The sprinklers are on a centralized computer system that monitors ground water. Certain time of year, we don't water at all. If you have any concerns that need to be addressed, contact Shana Aaberg, our association manager, and she will see that the correct action is taken. All of our vendors report to Shana and proceeding to do work on the authority of individual homeowners is a recipe for disaster.

***Thanks again for the opportunity to serve this fabulous community. Your board has worked diligently on your behalf. I look forward to one more year of hard, but loving, labor. Call me any time but please be gentle. Your comments help make Shady Canyon a better community.***