




September 2009
www.ShadyCanyonHOA.org

BOARD OF DIRECTORS

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

YOUR KEYSTONE PACIFIC TEAM 

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

Community Manager:
Shana Aaberg
(949) 679-5660
Fax: (949) 679-5662
saaberg@keystonepacific.com

Common Area Maintenance/Recreation Associate:
Julie Haye
(949) 679-5557
Fax: (949) 679-5662
jhaye@keystonepacific.com

Architectural Coordinator:
Sherry Salazar (949) 679- 5556
Fax: (949) 679-5662
ssalazar@keystonepacific.com

Billing Questions/Address Changes:
(949) 833-2600
accounting@keystonepacific.com

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

AN UPDATE FROM YOUR SHADY CANYON BOARD OF DIRECTORS:

Where did I leave off in my last update? Funny, that was April 15th and it seems like yesterday. I'm sure our newest board members, Mike Gray and Rich Cadarette, feel like old hands by now, if not feeling more like cannon fodder. Hey, you know what, we live in a great community and I love it here. It is OUR home and OUR community so, working together, we can make it a wonder or, if not, we can wonder what happened.

So, we completed our first quarter without a member of the Irvine Company on the board and we survived. What are the main issues in our community? I would have to say, in approximately this order, 1) Traffic Safety in Shady Canyon, 2) Down Slope Fence issues, 3) Contractor issues, 4) new HOA Community Software, C.F. Resident

1) **TRAFFIC SAFETY:** Those living on the East side of Shady Canyon would have noticed the "Speed Cushions" that were installed several months back on Canyon Creek and Sage Creek. We recently completed a follow-up survey to determine their effectiveness. The average speed on these two streets was reduced by 8+ mph. We will proceed with the installation of these speed deterrents on other streets within our community as recommended in the initial study. This will include the placing of speed cushions on Copper Creek, Boulder View and Golden Eagle. The "Bot Dots" at the golf cart crossing will also be replaced with speed cushions. This will be much easier on our vehicles.

I remember a cartoon strip called "Pogo" in which the main character stated, "I has seen the enemy and it is we!". When it comes to safe driving in our community, it really is "we" who are the biggest problem. Sure, contractors speed as do our visitors but, trust me, "we" is the problem! Just a few days ago my wife and I were returning home from lunch and were traveling East on Shady Canyon Drive. We stopped at the stop sign at Sage Creek and prepared to turn right when a white Cayenne blew right by us ON THE LEFT....right through the left turn lane. Had anyone been turning onto Shady Canyon Dr. from Sage Creek or out of the community center, they might well have been killed. Who was driving, "we" was!

Considering we have had two major accidents on Shady Canyon Drive and numerous minor accidents, if "we" don't change our driving, it is only a matter of time before someone is killed. I have personally witnessed at least 4 instances of people not bothering to even slow down for stop signs in Shady Canyon. How many have you seen? Well folks, here is what your Gate Access Committee has recommended and the board approved. We are in the process of ordering equipment to install in our roving vehicle that will take radar pictures of vehicles in Shady Canyon. The photographs will show the license plate, the date, the time and the speed of the vehicle. This tool will be used to send violation notices to offenders. As stated in our last newsletter, fines may be levied according to a schedule. We are leaning towards something like:

Rolling Stops:	Warning first 3 offenses then \$25, \$50 and \$100 (max) fines
Running Stop Signs:	(20 mph +/-) No warning, \$50 fine, then \$100 fine thereafter. Transponders turned off in accordance with policy as for Speeding (below)
Speeding:	up to +14 mph, 1 warning, afterward, \$50 fine (much better than IPD); + 15 to + 25 mph, no warning \$50 fine for first offense, \$100 thereafter. In excess of 25 mph over our speed limits, \$100 fine and transponders (all in the household) are turned off for one week. Subsequent violations, \$100 fine and all transponders are turned off for 30 days, then 60 days then 90 days etc. increasing in 30 day increments.



As previously discussed in our last newsletter, homeowners would receive a photo with a radar speed imprinted and a fine for whatever infraction they incurred. These infractions will not go against your California driving record. As a reminder, 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. Only two people objected to this when we sent out information letters. There is just no way to enforce our community laws except on “we”. We, unlike much of our society today, must take responsibility for our community and those we invite. If not “we”, who? Golf members are to be treated the same as homeowners since they have a vested interest in this community through their golf membership. If fines are not paid within 60 days we will simply turn off all associated transponders. These people are entitled, as homeowners or golf members, to enter the community but they must wait in the guest line to do so if they don’t pay their fines.

Again, as previously reported, 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. “We” must identify all individuals who are not entering Shady Canyon for their end destination. Some of us have friends and relatives who still use Shady Canyon as a convenient shortcut. Stop it! Even if they work for you on some days here and other days elsewhere, using Shady Canyon as a shortcut to “elsewhere” is just improper. The USPS delivers mail in here but we don’t let all their trucks in, just those delivering our mail. It is, quite honestly, unfair to ask GMI to make exceptions for your friends and relatives so they can use our roads as a shortcut. Again, if they aren’t stopping here, they should find another way around.

2) DOWN SLOPE FENCES: Now I know why the Irvine Company did not allow down slope fences (DSFs). First, please let me remind everyone that DSFs are not a God given right. They are a privilege granted to “we” in order to enhance your views and the looks of the community. We set a rigid standard in order to maintain uniformity and quality. We were given guidelines by the Orange County Fire Authority and several environmental agencies. Months of work went into promulgating our DSF Guidelines. Many of “we” have simply chosen to run off willy nilly and plop in their fences. In some cases, this was done with no DSF Agreement in place (I assume out of ignorance, not maliciousness) and in others with patent disregard. Considering those who take advantage of this privilege are corraling common HOA property with their fences, one would think they would be a bit more considerate. This is, after all, “we” in action.

All fences must be 5’ in height. Why is this important, because your neighbors fence might match up to yours and they should not be varying heights. They are supposed to be spaced down the slope at a distance that puts the top of the fence equal in height to the rear edge of your property line. Exceptions are made for certain geographic features or plants. Again, some people put their fences farther down the slope than approved. The land within this DSF is still HOA common area and is to be maintained by the HOA landscapers. It is to remain in natural state so it matches the surrounding area. Some people have taken this to be their private playgrounds. This is expensive for the homeowner as the land is put back to natural state at the cost of the homeowner. Ultimately, homeowners who do not comply can have the fence put back at their property line should the HOA decide enough is enough. That is a clear right of the HOA. This entire issue should be easy but it has not been primarily because “we” have chosen to fight against the very “we” who worked so hard to make this right available. I, for one, am really worn out by all of the squabbling over a privilege by so many people wanting special treatment. I don’t even have a DSF but I get to fight the battle almost daily. The Irvine Company was pretty smart. If it were up to me, I’d now pull the plug on the whole thing if “we” can’t get such a simple thing right. Read the DSF Agreement and, please, do it right.

SEPTEMBER 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 within 12 after trash pick-up.
- **Wednesday, 9/2/09 - 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)



3) **CONTRACTOR ISSUES:** Are you building or getting ready to build? Be aware, “we” live here. Tracking out dirt and piling trash in plain sight is just not tolerated. Unfortunately, there are still a few of “we” who clearly don’t care about the rest of “we”. Trash is left piled in front of homes under construction for days on end (huge piles in some cases). Dumpsters are left uncovered for the crows to invade. These “flying rats” leave this trash all over the community, if the wind doesn’t blow it out first. Contractors park in front of occupied homes with impunity. Well, not so much anymore. All of the above are fineable offense. \$100 per day for the first 5 days and \$200 per day thereafter. While I used to feel sorry for people getting fined, not so much anymore. It is too easy to do the right thing by the community and then no fines are levied.

The home next door to me was build over 18 months and never once left trash piled up in front of the home or even a dumpster on the street over night. When my home was built, same story. A dumpster was kept on the lot through most of construction but as the landscape progressed to the front of the home, the dumpster was finally removed but trash was hauled off every afternoon so no neighbors never had to look at trash overnight, much less for a weekend. I took a picture of a pile of trash on Boulder View last weekend that was 10 feet high. Just what residents wanted to look at all weekend (still there Tuesday Morning). Unfortunately, that is common for some builders. I find it hard to feel sorry when they get fined for these offenses. That is not taking care of the “we” That is not creating wonder. For our community to really be a wonder, every segment, including construction, should be above reproach, a real wonder. “We” can do it!

4) **HOA COMMUNITY SOFTWARE:** Have you registered on the new software? C.F Resident is the new software and you can check it out at: <http://www.communityfirstinc.com>. GMI has been using this software for a few weeks and it appears to offer “we” some significant advantages. More on that in our next letter after we have had a bit more time for evaluation. The early returns are looking quite promising.

Once again, I thank you for the opportunity to serve. This is my 4th year and probably my last. I love this place and will work hard for “we” until my last day. I am convinced that the position of HOA President should be rotated every 2 years. We need new ideas and new energy to really prosper. This position should be one of passionate service and that requires people willing, and able, to give their time and attention to “we”. This position should be filled like a good track relay team, with the passing of the baton from one willing and eager participant to the next. We run the race hard and, when we have given it our all, we pass the baton to one filled with bursting energy. There is much we have accomplished but so much more “we” can do. YOU area big part of “WE”. Please get involved. Tell us what we can do to make your community better for all of “we”. Come and see us at our next board meeting, September 2nd, at 4 p.m., at the Shady Canyon Community Center.

As a reminder, your entire board is open for suggestions. Please feel free to contact us:

Rich Cadarette	(909) 838-1948 (cell)
Mike Gray	mgray@grayinvestmentsinc.com
Richard Liggitt	(949) 856-2119
Mike Noggle	(949) 244-5251 (cell) or mnoggle5@cox.net
Mike Reeves	(949) 887-1590 (cell)

Or you can contact your association manager from Keystone Pacific, Shana Aaberg, at (949) 679-5660 for items related to day to day operations here at Shady Canyon.

See you around the community. “We” can make Shady Canyon a wonder!