

November 2009

www.ShadyCanyonHOA.org

BOARD OF DIRECTORS

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YOUR KEYSTONE PACIFIC TEAM



Shady Canyon On Site Management
Office

75 Shady Canyon Drive
Irvine, CA 92603

Community Manager:

Shana Aaberg
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saaberg@keystonepacific.com

Common Area

Maintenance/Recreation Associate:

Julie Haye
(949) 679-5557
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jhaye@keystonepacific.com

Architectural Coordinator:

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

Customer Care/Address Changes:

(949) 833-2600
accounting@keystonepacific.com

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

HAVING A PARTY?

As a reminder, homeowners hosting parties or other events requiring access for more than five (5) vehicles must submit a guest list to Management or the gate staff **no less than five (5) days** prior to the event. Also, if the guest list exceeds forty-nine (49) vehicles or there are multiple events, the homeowner will be required to hire an additional patrol officer. If you have any questions, please feel free to contact Julie Haye at 949-679-5557.

PAY YOUR ASSOCIATION DUES ON-LINE

Did you know that you have the ability to pay your Association dues online? This service is available by using the billing account inquiries feature on the Keystone Pacific Property Management website, <https://accountonline.kppm.com>. All payments require a bank routing number in addition to a checking, savings or money market account number. Unfortunately, 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 Care at (949) 833-2600.

PET RULES

As a friendly reminder, in order to maintain a pleasant community we ask that you please observe the following rules with regard to pets within the community:

- **Each Owner shall be responsible for cleaning up any excrement or other unclean or unsanitary condition caused by his/her animal(s) anywhere within the community.**

Besides being a nuisance, uncollected dog waste is a serious problem for the Association. Next time you're tempted to leave your dog's droppings on the common area, please remember these facts:

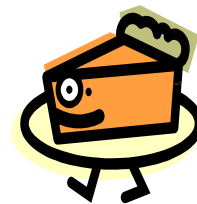
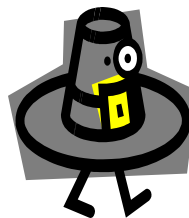
The Environmental Protection Agency is becoming aggressive about enforcing the Clean Water Act. Our Association could be fined if dog waste goes uncollected.

The appearance and quality of the common areas are known to affect home sales—not just whether and for how much they sell, but how quickly.

Uncollected dog waste spreads disease and attracts rodents who feed on pet waste.

- **All animals must be kept either within an appropriate enclosure, or the yard or patio, or on a leash held by a person capable of controlling the animal.**

The Association is committed to enforcing the county leash law so all residents may enjoy the community. Also, did you know that according to the U.S. Humane Society, an unleashed dog has an average life span of less than four years? Allowing your dog to run free threatens your dog's health and welfare and the happiness it brings to you.



NOVEMBER 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, 11/4/09 - 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)



Proposed Changes to the Rules and Regulations

Below are proposed additions to the Rules & Regulations in **bold**.

The following is a proposed **addition** to page 9 of the **Rules & Regulations**:

Traffic Enforcement Policy: Below, please find the traffic enforcement policy. Please note that traffic violations committed by non-residents will be the responsibility of the homeowner that the vehicle is registered to.

Rolling Stops: The first three (3) offenses will be considered a warning and letters advising of as such will be sent to the owner of the home to which the vehicle is registered. Each offense thereafter will be accompanied by a fine of \$25.00 for the fourth violation, \$50.00 for the fifth violation and \$100.00 for each subsequent violation.

Running Stop Signs: (15 mph +) No warning, the first offense will be accompanied by a \$50.00 fine, then \$100.00 fine for each violation thereafter. Transponders will be turned off in accordance with policy as for Speeding (below).

Speeding: Up to 14 mph+ above the posted speed limit:, the first offense will be considered a warning and letters advising of such will be sent to the owner of the home to which the vehicle is registered. Each offense thereafter will be accompanied by a \$50.00 fine.

15 mph + to 25 mph + above the posted speed limit, no warning,. The first offense will be accompanied by a \$50.00 fine, then a \$100.00 fine for each violation thereafter.

In excess of 25 mph above the posted speed limit, the first offense will be accompanied by a \$100.00 fine and all transponders registered to the household will be de-activated for one week. Each subsequent offense will be accompanied by a \$100.00 fine and all transponders registered to the household will be de-activated for thirty (30) days. For each offense thereafter, the transponder deactivation period will increase by thirty (30) days.

The purpose of these revisions are to mitigate the issue of speeding throughout the community.

The following is a proposed **addition** to page 21 of the **Rules & Regulations**:

Resident's Guests/Vendors – Residents may place a guest/vendor on their permanent access list. It is the resident's responsibility to update this list if they decide to take this individual off the permanent access list. **Please note that this does not include contractors being granted access for construction purposes.**

The purpose of this revision is to mitigate the issue of construction crews gaining access through the West Gate or creating delays in either of the guest processing lanes caused by the need to print the contractor a pass rather than requiring that his/her job superintendent to provide one to them.

In accordance with California Civil Code 1357.130, the Association must distribute proposed rule changes, stating the purpose and effect, to the membership at least thirty (30) days before making the change or adopting a new rule. If you have any comments or concerns, please fax or e-mail Shana Aaberg at (949) 679-5662 or saaberg@keystonepacific.com.

The Board will vote on the above proposed changes to the Rules and Regulations at the regular Board meeting scheduled for December 2, 2009. Should you have any questions, please do not hesitate to contact your Community Association Manager, Shana Aaberg at (949) 679-5660 or by e-mail at saaberg@keystonepacific.com.