




JANUARY 2009
www.ShadyCanyonHOA.org

BOARD OF DIRECTORS

President: **Mike Noggle**
Vice President: **Richard Liggitt**
Treasurer: **Tom Heggi**
Secretary: **David DiRienzo**
Member at Large: **Mike Reeves**

YOUR KEYSTONE PACIFIC TEAM 

Keystone Pacific
Property Management, Inc.
16845 Von Karman Ave., Suite 200
Irvine, CA 92606
(949) 833-2600
Fax: (949) 833-0919

Community Manager:
Shana Aaberg
(949) 838-3286
saaberg@keystonepacific.com

Common Area Maintenance/Recreation
Valerie Vu
(949) 838-3246
vvu@keystonepacific.com

Architectural Manager:
Vince Villalobos (949) 718-4900
Fax (949) 718-4910
villalobos@keystonepacific.com
2 San Joaquin Plaza, Suite 225
Newport Beach, CA 92660

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

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



PARKING

As a reminder, in order to allow your neighbors adequate space for guests and/or domestic employees to park, please be courteous and request that your guests and/or domestic employees park in front of your home if possible. Thank you for your cooperation!

HOLIDAY DECORATIONS

Residents did a wonderful job with decorating for the holidays and bringing cheer and joy to the community! Please have holiday lights/decorations removed by January 15, 2009. If we notice that you have holiday lights/decorations up after this date, you will receive a courtesy notice requesting that you take them down. Thank you for your cooperation!



COMMON AREA IRRIGATION

If you notice sprinklers not working properly on the slope behind your house or in your front yard that is maintained by the Association, or have concerns regarding the plant material, please contact Management. We know that sometimes it may be easier if you see a representative from Valley Crest Landscape Maintenance in the community, to just ask the crew questions or request that they perform specific maintenance, but please refrain from doing so. We ask that you contact Management directly, so a work order can be generated and a paper trail is started. We want to make sure we have the proper documentation so we can follow up with Valley Crest Landscape Maintenance to make sure work is completed in a timely manner.

NEW COMMITTEE FORMATION

A traffic committee has been formed to aid in researching traffic calming measures for the community. This committee will be researching the different options available to the Association in order to mitigate excessive speeding. The committee will be working with the Board as well as the traffic engineering firm employed by the Association to perform a traffic study for Shady Canyon.

CUL-DE-SAC MODIFICATIONS

Many of you may have noticed the renovations being performed on various cul-de-sacs throughout the community. The purpose of these renovations is to modify the turning radii on specific streets so that they meet Orange County Fire Authority (OCFA) minimum requirements to allow street parking in front of the homes on these cul-de-sacs. The affected areas are as follows: Golden Eagle (near Lot 39), Grey Owl, Golden Eagle (near Lot 2), Blue Heron (near Lot 81) and Blue Heron (near Lot 66). Please note that if you live on a cul-de-sac that is not listed above, this means that it already meets the Orange County Fire Authority (OCFA) minimum requirements to allow street parking in front of your home.

- **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, 1/7/09 - 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

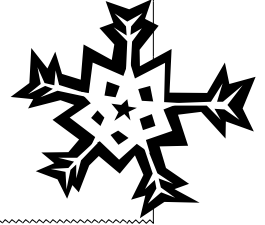
(Located off the 405 free-way)

WEST GATE:

Phone: 949-823-0015

Fax: 949-823-1836

(Located at 130 Shady



COMMUNITY REMINDERS

RESERVING THE RECREATION FACILITY

The recreation facility is for homeowners to reserve for parties and special events. The patio/BBQ area and recreation facility must be rented together as a package and will not be rented separately. The rental fee for the patio/BBQ area and recreation facility is \$300.00 with a refundable deposit of \$1,000.00 to cover any damages caused to the facility during an event. All checks shall be made payable to Shady Canyon Community Association. You can obtain a rental application from the community website, www.shadycanyonhoa.org under Forms. If you would like to reserve the recreation facility/patio/BBQ area, please contact Valerie Vu at 949-838-3246.

EXTERIOR IMPROVEMENTS

Please keep in mind that if you are planning on making any exterior improvements to your home, you need to fill out an architectural application and it needs to be approved by the DRC (Design Review Committee). The Association's CC&R's, Article VIII, Section 8 Improvements states, "No Improvement shall be constructed, altered or removed (other than those repairs or rebuilding permitted under the Article entitled "Damage or Destruction of Improvements Maintained By the Master Association" without the approval by the Design Review Committee, as set forth Herein below except those Improvements which are constructed by Declarant and/or a Merchant Builder during the development of the Community." If you have any questions regarding the architectural process, please contact the Architectural Coordinator, Sherry Salazar at 949-718-4900.

POOL KEYS

If you are a new homeowner, you will receive 4 (four) pool keys free of charge. If you have lost your pool keys, or require additional keys they are available at a charge of \$25.00 each. To arrange pick-up of pool keys, please contact Valerie Vu at 949-838-3246.

PARTIES & SPECIAL EVENTS

Homeowners hosting parties or other such events that require access for more than five (5) vehicles through the gate **must** submit a guest list to the gate no less than five (5) days prior to the event. A Member Special Event Access Request Form will also need to be submitted along with your guest list to avoid the inconvenience of unnecessary admittance delays. Please keep in mind that only your listed guests will be permitted into the community. The gate ambassadors will not grant access to any unregistered guests.

ON-SITE OFFICE

As a reminder, there is an on-office set up in the recreation facility at 75 Shady Canyon Drive. The office hours are Tuesdays, Wednesdays & Thursdays from 2:00 p.m. to 5:00 p.m. Feel free to stop by or call during business hours, 949-679-5660, with any questions or concerns!