




January 2010
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:
Deborah Marino
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dmarino@keystonepacific.com

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

Customer Care/Address Changes:
(949) 833-2600
accounting@keystonepacific.com

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

ANNUAL ELECTION OF THE BOARD OF DIRECTORS

The Annual Election of the Board of Directors will take place on April 7, 2010. There will be three positions available, each for a term of two years. The Board meets on a monthly basis on the first Wednesday of every month and discusses community issues. If you are interested in running for the Board, please fill out the attached candidacy application and return it to Management by February 1, 2010.



VILLAS/SYCAMORES UPDATE

Tree trimming for the Oak and Sycamore trees in the Villas and Sycamores will begin January 4, 2010. Therefore, we kindly request that you remove all holiday lights and decorations prior to this date in order to assure that they are not damaged. My Botanica will begin filling in bare areas and adding mulch to the front yards immediately after the tree trimming is completed. It is necessary to schedule the work in this order to ensure that new plant material does not get trampled while the tree trimming is being completed. If you have any specific concerns that you want to be sure are addressed, please contact Shana Aaberg at 949-679-5660 or saaberg@keystonepacific.com. Please do not make any requests of the workers in the field as this does not allow Management to track your maintenance request and be sure that it is addressed. Thank you for your patience and cooperation thus far.



JANUARY 2010 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 24 after trash pick-up.
- * **Wednesday, 1/6/10 - 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 RULE CHANGE

Below is a proposed addition to page 8 of the Shady Canyon Rules & Regulations in **bold**.

No overnight parking on community streets. Vehicles may not be parked on the community streets between the hours of 12:00 A.M. and 6:00 A.M., unless they have been issued a parking pass by Management.

The purpose of this addition is to eliminate the overnight storage of vehicles on the common area streets.

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 February 3, 2010. 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.

PARKING

Please be reminded of the following when parking on the common area streets throughout the community:

- All streets within the community are private streets. Curbside parking along the streets is restricted in certain areas and never permitted along any portion of a street designated as a fire lane.
- No Owner shall park, store or keep on any portion of the Master Association Property: (1) any large commercial type vehicle; (2) any recreational vehicle (including, but not limited to, campers, motor homes, trailers, boats, aircraft, mobile homes or other similar vehicles); or (3) any oversized vehicle (e.g., a limousine). Unless approved by the DRC, no Owner shall park, store or keep on his lot or condominium (1), (2), or (3).
- Vehicles and other equipment must be parked in such a manner so as not to block mail boxes, traffic, access to fire hydrants or driveways.
- Please be sure to instruct your guests to display their passes when they are parked on the common area streets. This allows the roving patrol to verify that a non-resident vehicle has properly obtained access to the community.
- When possible, please instruct all domestic help to park in your driveway as they are generally in the community on a regular basis. This allows more street parking for your guests and your neighbors guests as well.

