

February 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 Office
75 Shady Canyon Drive
Irvine, CA 92603

**Keystone Pacific Closed in Observance
of President's Day - Monday, February
15th**

Community Manager:

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

Common Area

Maintenance/Recreation Associate:

Deborah Marino
(949) 679-5557
Fax: (949) 679-5662
dmarino@keystonepacific.com

Architectural Coordinator:

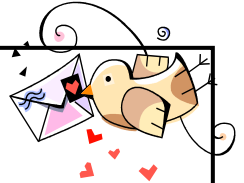
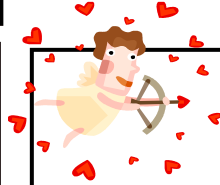
Sherry Shandra
(949) 679- 5556
Fax: (949) 679-5662
sshandra@keystonepacific.com

Customer Care/Address Changes:

(949) 833-2600
accounting@keystonepacific.com

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

SHADY CANYON CONNECTION



**AN UPDATE FROM YOUR SHADY CANYON BOARD
OF DIRECTORS:**

HAPPY NEW YEAR! Where did the old year go? In our last update, our hot list included Traffic Safety, Down Slope Fences, Trash (on building sites). To these we have to add Trash throughout our community and avoiding the urge to plant in common areas (this includes inside of your downslope fence - more on that later).

1.) **Traffic Safety:** Progress? We've seen a bit but it comes slowly and painfully. I am reminded of a quote attributed to the Greek philosopher Sextus Empiricus some 1,600 years ago: "The mills of the gods grind slowly, but they grind exceedingly small". I am further reminded of a quote by Robert Kennedy, "Progress is a wonderful word but progress requires change and change has its enemies". No matter what changes we make, there will always be those who do not like it. We have, as an example, added more "speed humps" and they have helped slow traffic. Are they perfect, obviously not, but the average speed on streets with these devices is down by approximately 8 MPH. That didn't stop a visitor from flipping his car within our community recently (at 1 a.m.) but, for the most part, they are helping. Still, there are those who hate them and I do feel your pain. That said, The children in our community deserve to be as safe as we can make them. We also got rid of the pesky Bot Dots near the golf cart crossing on Copper Creek. Those were just nasty!

I still see the occasional person running our stop signs with impunity. I am waiting for the day this no longer happens. We have had a few problems getting our radar system up and going but stay tuned, it will happen and we will ticket speeders and those who run stop signs. Keep in mind, it is the homeowners who will get the citations for their guests. All in all, we continue to work hard on behalf of our community in an effort to make the environment safer for those who live here. Remember, fines will be levied as follows:

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.

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 one's California driving record unless there is an injury involved. 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.

Some of you have friends and relatives who still use Shady Canyon as a convenient shortcut. Please stop this! 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.) Every month I am more and more aware of how smart the Irvine Company was to not allow Down Slope Fences (DSF's). I quote from my last update, "... please let me remind everyone that DSFs are not a God given right. They are a privilege granted 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".

If you are contemplating a downslope fence, PLEASE read the agreement. If you don't like it, don't do it. It is very specific. One issue that is now growing is, the area within the DSF is NOT your property but remains "common area". Common area means exactly what it sounds like, it is common to all homeowners in Shady Canyon. It belongs to all of us. One of the stipulations in the DSF Agreement is that you will not plant anything or construct anything in this area. You will, in fact, pretty much stay out of this area. You will not have your gardeners plant or trim plants (or do so yourself) and you will not irrigate this area. Several homes have seen fit to plant as though they were living in Roger's Gardens and several others have totally denuded the slope behind them of all natural vegetation. This is a problem folks. One of the items you agreed to when signing your DSF Agreement was the community can make you put the fence back on your property line. This will happen if the Association feels the homeowner is not living up to the agreement.

Again, refer to my quote from Bobby Kennedy. The DSF is progress and it required change. Not everyone liked the "change" part of the deal. If you struggle with this, please consider the big picture. Shady Canyon was developed as a very natural environment. The Orange County Fire Authority (OCFA) worked closely with the Irvine Company from the beginning and continues to work closely with us today. Most of us bought here because we liked the natural look. If everyone with DSFs (there are now over 100) decided to plant to their own hearts desires, we would begin to look like a checkerboard. "Progress" was getting fences out of your views. That is a huge benefit for those who can take advantage of this program. It was never meant to increase personal yard sizes or be added for your gardening pleasure. Needless to say, and yet I must, it is absolutely against our rules to plant ANYTHING in any common area without permission from the DRC AND the Board of Directors.

3.) Trash coming from construction sites is getting better but is still a problem. Our flying rats, aka, crows, are still a problem so keep those dumpsters covered when not in use. Dumpsters are not allowed on our streets now at any time unless they are being filled to be hauled away immediately. We do have a problem with trash being left by contractor's workers and, probably, our own teen/young adult population. My wife and I walked a few miles in our community this morning and found the following items along, or in, the streets: A pair of old work boots, a sock, a dead skunk (I'm hoping that was a one time deal), beer bottles, soda cans, burger wrappers, hundreds of papers of various sorts and sizes, a used condom (in the street - probably not a contractor - I hope), an open condom package nearby in the dirt, a tee shirt (probably not related to the last two items), and lots of miscellaneous crap. This was truly depressing to see how much garbage lies within our community. Much of it comes either directly from contractors eating by their cars and leaving the trash along the road or from our resident flying rats invading the trash cans. Unfortunately, we also find lots of trash left by teens. This includes stashes of beer and remnants of "parties". If you are building, please talk to your contractor about doing whatever they can to help us. If you have teens, well, God help you. My prayers are with you.

4.) C.F. Resident: Do you know what this is? If not, you should. This is our web site software that allows you to add or delete guests and set your passwords. PASSWORDS should not be taken lightly. We had two instances last month where admission was gained by people who were not supposed to be let in the gates but knew the homeowner's passwords. If a guest knows your password, they will probably be let in. That is tantamount to giving them a key to your home. If you have teens, please warn them about telling others their passwords. Remember the old Nave saying, "Loose lips sink ships"! If you don't have an account set up, contact Shana Aaberg at Keystone (949) 679-5660 and she'll help you get it going or stop by the community center and introduce yourself to Shana. She keeps this place going.

5.) Shady Canyon Earth Day: Okay, I'm testing the waters here. In light of the trash that has permeated our environment, I am proposing that we work together for, well, you already read that part, Shady Canyon Earth Day. A group of volunteers combing our streets and hillsides in an attempt to completely rid our community of all trash. This would be a huge undertaking and require lots of able bodied people well equipped with trash bags, gloves (optional but recommended), and maybe a pointy stick for stabbing papers. Some of our slopes and hills are steep and rocky so we need to make sure we can do all of our community safely. If you are willing to participate, maybe even as a family, let Shana know and well get the list together. We need at least 100 people to do this right. This is your community. I hope you will join me on April 17, 2010 for this historic event.

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 do anything!