

APRIL 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

Community Manager:

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

Common Area

Maintenance/Recreation Associate:

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Architectural Coordinator:

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Customer Care/Address Changes:

(949) 833-2600
accounting@keystonepacific.com

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

EXECUTIVE SESSION BOARD MEETINGS

The General Session of the Shady Canyon Community Association Board meetings is held the first Wednesday of each month at 4:00 PM in the community facility located at 75 Shady Canyon Drive. Residents are encouraged to attend and observe these meetings. Residents who wish to address the Board are welcome to do so during the homeowner forum conducted at the beginning of each business meeting. However, prior to the General Session, the Board of Directors holds the Executive Session of the meeting. The purpose of this meeting is to discuss homeowner delinquent accounts, violation matters, third party contracts and personnel issues. The Executive Session portion of the meeting is closed to homeowners and only attended by the Board and Management. All disciplinary or delinquency resolutions are formalized in a letter that is sent to the party involved detailing the decision made. If a homeowner violation has resulted in a possible fine, the homeowner is invited to a hearing during the Executive Session meeting to discuss the issue with the Board. The purpose of the Executive Session meeting is not to allow the Board to make decisions without the participation of the membership, rather to discuss issues that may be potentially embarrassing or detrimental to the Association if discussed during the open General Session portion of the meeting. Should you have any questions or require clarification on the information above, please feel free to contact Community Manager, Shana Aaberg at 949-679-5660.

BEWARE OF SNAKES ON TRAILS AND IN OPEN SPACE AREAS

Hikers, bicyclists, equestrians and people who enjoy City trails and open spaces are advised to be aware of rattle snakes, which have been recently spotted. According to reports, rattle snake season, which is typically from April to October, has started early. It may be helpful to remember the following tips and keep your dog on a leash while on trails and in wilderness areas.

- * **Don't step over rocks or logs:** Often people mistake snakes for "sticks" and step on them, getting bitten.
- * **Don't hike alone:** Never hike alone, any emergency in the outdoors will require help.
- * **Keep your distance:** Rattlesnakes use their strike to catch prey, but if frightened they will strike as a defensive measure. A rattlesnake can strike 1.5 times its body length even when uncoiled.
- * **Rattlesnakes like to hide in rocks or sun themselves on paved paths and often on dirt paths too:** Think twice about leaving the trail and stepping through leaf-covered terrain, even right on the sides of the trail. Rattlesnakes are found in all open spaces, even those surrounded by cities or near beaches.
- * **Warmth required:** Rattlesnakes are cold blooded and rely on the warmth of the sun to keep warm. Thus, you will not see them on cold days. However, you may find them in sunny patches; sunning themselves on a rock or trail. Their preferred outdoor temperature is between 70 and 90 degrees, reports say.
- * **Time of day:** They feed on small mammals, birds and lizards and the preferred feeding times are morning, evening and nighttime if it's warm enough.
- * **Stay away from the babies:** Baby snakes are small, but they cannot control their venom sacks, so one bite can deliver a lethal dose to the victim. Baby rattlers are seen in the springtime and are small enough to hide under a leaf the size of your hand.

If you would like more information, you can visit:
http://www.ochiking.com/hikesafe_california_poisonous_snakes/.

VILLAS/SYCAMORES FRONT YARDS UPDATE

The maintenance crews have finished their initial clean-up and the spring planting is underway! Plant material is being added to fill in bare areas and mulch is being applied to improve the aesthetics, while new plants fill in as well as help amend the soil. Many homeowners have contacted Management to inquire about the possible addition of plant material above and beyond what has been installed in their front yard. Homeowners who would like to add additional plant material at their own cost are encouraged to contact Management in order to set up an appointment to discuss the planting request. Please contact Community Manager, Shana Aaberg at 949-679-5660.

- * **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 hours after trash pick-up.
- * **Wednesday, 4/7/10 - Board Meeting at 4:00 P.M.** Location: Recreation Facility – 75 Shady Canyon Drive.



**GATE ATTENDANT CONTACT
INFORMATION**

EAST GATE (Located off the 405 freeway) :
Phone: 949-509-1947

Fax: 949-509-9282

WEST GATE (Located at 130 Shady Canyon Drive):

Phone: 949-823-0015

Fax: 949-823-1836

Proposed Rule Change

The following is a proposed **addition** to page 24, of the Shady Canyon **Rules & Regulations** noted in **BOLD**:

Any abuse of entry privileges or violation of community rules by guests will be the responsibility of the host resident and may result in revocation of the guest's right to drive their vehicle into the community. This restriction may be placed on a particular guest after notice has been given and a hearing has been held for the host resident detailing the guest's violations. Revocation of the guest's right to drive their vehicle into the community will be imposed in 30 day increments.

The purpose of this revision is to encourage cooperation from guests within the community with the Rules & Regulations set forth by the community. Currently, if a guest is found to be in violation of the Rules & Regulations, the host resident is responsible for any fines incurred as a result of this violation. The proposed addition above would allow the community to address violations such as speeding, running stop signs, etc. by imposing the consequences on the guest rather than the resident.

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 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 at the regular board meeting scheduled for May 5, 2010. Should you have any questions, please do not hesitate to contact the undersigned at (949) 679-5660 or by e-mail at saaberg@keystonepacific.com.

