

JULY 2010

www.ShadyCanyonHOA.org



BOARD OF DIRECTORS

President: Rich Cadarette
Vice President: Richard Liggitt
Treasurer: Mike Gray
Secretary: Brook Morris
Member At Large: Ron DeFelice

**YOUR
KEYSTONE
PACIFIC TEAM**



Shady Canyon On Site 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
(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

CALLING ALL HOMEOWNERS

As a reminder, Shady Canyon Community Association Board meetings are 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 end of each business meeting.

Here Are a Few Tips for Participating:

- **Put it in writing.** You will get the best response if you put your question or opinions in writing prior to or at the beginning of the meeting. Simply request a homeowner forum form from the manager. This isn't mandatory, but it helps you and the Board. Some issues may require a little research by the manager. Also, the Board can serve you better if members have time to consider your concern.
- **Call ahead.** As a courtesy, the Association asks that you phone and let the manager know that you wish to address the Board. This also allows us to notify you if a meeting is cancelled for any reason.
- **Plan your comments to last no longer than five minutes.** Board members enjoy visiting with residents; however, the meeting agenda is always very full, and the five-minute limit ensures that all business gets conducted and all homeowners are allowed an opportunity to speak. This doesn't mean big issues can't be presented. If your concern requires more time, please summarize it in five minutes, and the Board will add it to the agenda for the next meeting.
- **Don't expect an immediate response.** Board members don't act independently. All issues require discussion and sometimes a vote. Sometimes an immediate answer is possible, but it's just as likely that you won't get a response until after the meeting.
- **If you need information, contact the manager.** The purpose of the Homeowner Forum is for residents to share opinions and concerns with the Board. Residents seeking general information (like a status report on a project or the Board's position on an issue) can get a more immediate answer from the manager.

Many homeowners have questions regarding how Board decisions are made. Was there a vote? Were all possible solutions considered? The best way to find out the answers to these questions is to attend the meetings. We look forward to seeing you there!

DOWN SLOPE FENCE REMINDER

If you have installed a down slope fence on the community property behind your home by following the Down Slope process and signing the Down Slope fence agreement or purchased a home with a Down Slope Fence already installed, please keep in mind that the down slope fence is for the purposes of improving the aesthetic appearance of the rear property line from offsite views, and the view from the Owner's property. The slope area enclosed by the fence is Master Association Property and no use or modification of this Master Association Property by the Owner is permitted. Owners are not permitted to alter the slope or plant material thereon. Unauthorized Owner modification of the slope will result in significant fines and/or legal action. Unauthorized Owner modifications of the slope will be restored by the Association's contractor at the Owner's expense. If you have any questions about the information above, please feel free to contact Community Manager, Shana Aaberg at 949-679-5660. Thank you for your cooperation!

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

GATE ATTENDANT CONTACT INFORMATION

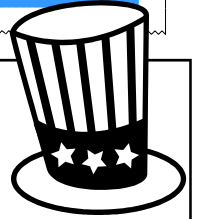
EAST GATE (Located off the 405 freeway) :
Phone: 949-509-1947

Fax: 949-509-9282

WEST GATE (Located at 130 Shady Canyon Drive):

Phone: 949-823-0015

Fax: 949-823-1836



SIGN UP FOR E-NOTIFICATIONS

Enroll to receive e-statement notifications once your assessment statement is ready to be viewed online. If you decide to enroll in this process and have an account in good standing, an email notification will be sent as the statement becomes available online. Once you have signed up for this program, you will no longer receive paper statements and any inserts that typically are sent with the assessment statements.

In addition to the e-statement notification program, you can also sign up to receive email notifications involving our community association. Information pertaining to events, news, and activities in our community could be sent by email to the homeowners who have enrolled in this e-news program. To sign up, please register from the "Update My Profile" page once you have logged into your billing account at www.keystonepacific.com.

COMMUNITY REMINDERS

- If you need a copy of the Rules & Regulations, Design Guidelines or Contractor's Manual, you can log onto the Association's website at www.shadycanyonhoa.org. For a copy of the Rules & Regulations or Contractor's Manual, click Policies in the left column. For a copy of the Design Guidelines, click on Design Guidelines in the left column. You will be asked for your account number and password. Your account number can be found on your billing statement. You will need to create a password. If you forget your password, you will need to reset your password.
- If you have any questions regarding the architectural process, please contact your architectural coordinator, Sherry Shandra at 949-679-5556 or sshandra@keystonepacific.com.
- If you would like to have your assessments automatically withdrawn from your checking account, you can obtain an ACH form on the Shady Canyon website under Forms. Send this form to Keystone Pacific Property Management, Inc. with your payment. Contact Customer Care at 949-838-2600 if you do not have internet access or for assistance.
- Pool / Spa Hours: Sunday - Thursday / 6:00 A.M. through 10:00 P.M.; Friday & Saturday / 6:00 A.M. through 11:00 P.M.
- Tennis Court Rules : Singles and doubles play shall be limited to one (1) hour when players are waiting. Hours: 6:30 A.M. to Dusk. Tennis court play will be on a first-come, first-serve basis.
- Pet Reminders: 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. 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.

