




AUGUST 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
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 Irvine, CA 92603

Community Manager:
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Common Area Maintenance/Recreation Associate:
 Deborah Marino
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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

NEW BOARD MEETING START TIME

At the July 7, 2010 Board meeting, the Board elected to change the start time of General Session of the monthly Board meetings to 6:30 P.M. in order to allow homeowners who are working during the day an opportunity to attend the meetings. The meetings will continue to be held at 75 Shady Canyon Drive on the first Wednesday of every month. The homeowner forum portion of the meeting is held at the beginning and all homeowners who wish to speak are encouraged to fill out a homeowner forum form at the beginning of the meeting with your name, address and the subject you wish to discuss with the Board. Please also note that the agenda for the meeting is posted on the recreation facility door as well as on the community website, www.shadycanyonhoa.org , at least four days prior to the meeting. We look forward to seeing you there!



CF RESIDENT GUEST LIST EXPIRATION

As a safety feature, the guest management software utilized by the community is designed to allow a one year duration for permanent guests. This means that guests listed in the system as permanent will be retained for one year from the date they were added and need to be renewed after this period. The purpose of this is to help ensure that guests are not unnecessarily retained in the system and allowed access to the community unintentionally, as a result of homeowners forgetting to remove them from their permanent list. If you have any questions regarding this information or require assistance renewing your expired permanent guests, please contact Deborah Marino at 949-679-5557.

VILLAS/SYCAMORES UPDATE

Summer is here and many homeowners are concerned that the plants in front of their home are not receiving enough water. If you have a concern, please do not add supplemental water as this could actually be harmful to the drought tolerant plants or mask an irrigation issue. Also, please be sure to contact Management if you notice that any of the newly installed plant material is either struggling or dead as this can be replaced under warranty. Lastly, homeowners who wish to revise their current front yard planting plan can do so by contacting Management. If the desired additions or deletions are minor, homeowners can schedule a meeting with the landscape contractor and/or horticultural consultant to discuss appropriate plant material revisions and/or substitutions for your particular front yard. If a total remodel is desired, homeowners will need to contact Architectural Coordinator, Sherry Shandra at 949-679-5556 to discuss the remodel process and associated fees. All plants must be installed by the community landscape contractor and will carry the vendor's warranty.

Once the revisions and/or substitutions are agreed upon, a proposal with the cost to purchase the plant material and have it installed by the community landscape vendor, My Botanica will be provided to the homeowner. Should the homeowner decide to move forward with the revisions and/or substitutions per the proposal provided, a check made payable to Shady Canyon Community Association in the full amount must be submitted. A copy of the plant palette can be found on the Association website, www.shadycanyonhoa.org.



AUGUST 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, 8/4/10 - Board Meeting at 6:30 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

NEWS RELEASE: IRVINE AND TUSTIN REACH AGREEMENT ON TRAFFIC ISSUES

TUSTIN, Calif. – Working cooperatively, the City of Irvine and the City of Tustin have reached an agreement to address traffic impacts in a way that will improve the traffic flow for thousands of commuters through the metropolitan corridor that is shared by the two municipalities. The Cities reached the consensus by joining in a shared vision for efficient traffic flow through Tustin Legacy (former Marine Corps Station) and the IBC (Irvine Business Complex).

“Neighbors working with neighbors; that is how we can best describe this agreement,” said Irvine Mayor Sukhee Kang. “It also is an agreement in which both cities benefit, and our mutual understanding helps us move forward with the IBC Vision Plan.”

“This agreement reflects sensible governing, the working together of two agencies to create a solution that works positively for the citizens of both Irvine and Tustin. This agreement will construct a major arterial road that will help considerably relieve north/south traffic issues that burden our county. Tustin Ranch Road’s completion will allow Tustinites, Irvinites and Orange Countians to get back some of the time they waste waiting in traffic,” said Tustin Mayor Jerry Amante.

The agreement addresses the City of Tustin’s concerns about development impacts from the IBC by redirecting development fees previously allocated to the future widening of Red Hill Avenue in the City of Tustin to the proposed extension of Tustin Ranch Road to Von Karman Avenue in the IBC in the City of Irvine.

The framework provides for Irvine to contribute between \$4.5-\$6.5 million in support of Tustin’s efforts for the Tustin Ranch Road Extension roadway improvements from Walnut Avenue to Warner Avenue.

This major thoroughfare has been a key element in several planning efforts by both cities and will provide a direct connection from the I-5 Freeway to the Tustin Legacy Project and to hundreds of businesses located in the Irvine Business Complex, including John Wayne Airport. Irvine’s contribution will be made available at the time Tustin begins construction.

The settlement clears the way for the Irvine IBC Vision Plan and the Tustin Legacy Developments to move forward and facilitates the planned development in this area contemplated in the General Plans of both cities.

For additional information, please see the City of Irvine website at www.cityofirvine.org.

