


SEPTEMBER 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:
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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

August 4, 2010 General Session Board Meeting Recap

As you may or may not be aware, the start time for the General Session of the Shady Canyon Board Meeting has changed from 4:00 P.M. to 6:30 P.M. The meetings are still held at 75 Shady Canyon Drive (the recreation facility) and all homeowners are welcome to attend. Below, please find a summary of the items discussed during the General Session Meeting held on August 4, 2010:

COMMITTEE REPORTS

The Villas/Sycamores and Landscape Committee reports were given.

GUESTS IN ATTENDANCE.

Matthew Geller, Eagle Scout
Scott McClain from GMI, Inc.
Devin Sanders and Maryellen Bell from Mosaic Consulting, Inc.

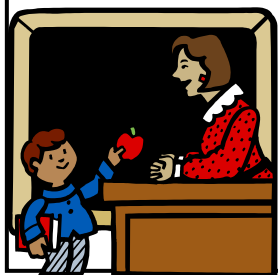
OLD/NEW BUSINESS

- Item A: Proposed Adoption of Changes to the Contractor's Manual – Contractor Parking
- Item B: Contractor's Use of Adjacent Lots for Parking Access or Storage
- Item C: Homeowner Request for a Landscape Maintenance Easement Agreement
- Item D: Homeowner Request for Reimbursement
- Item E: 2010-2011 Reserve Studies

CONSENT CALENDAR

- Item A: July 7, 2010 General Session Meeting Minutes
- Item B: Delinquent Accounts
- Item C: Title 19 5 Year Sprinkler Test Reports and Repair Quotation
- Item D: Access Gate System Safety Loop Replacements
- Item E: Pool Pump Replacement
- Item F: Villas/Sycamores Tree Trimming Proposal
- Item G: Landscape Committee Resignation
- Item H: Financial Statement – June 30, 2010

The next Board meeting will be held on Wednesday, September 1, 2010 at 6:30 P.M. and is open to any homeowner who would like to attend. There is a homeowner forum at the beginning of each meeting where homeowners are given five minutes each to discuss any community issues with the Board. The Agenda for the meeting is posted on the front doors of the recreation facility five days prior to the meeting date as well as available for review on the community website at www.shadycanyonhoa.org. If you have any questions regarding the summary above or would like any additional information, please contact community manager, Shana Aaberg at 949-679-5660. Please note that the full version of the approved General Session Meeting Minutes are posted to the Shady Canyon website one month after the meeting date as the draft minutes from the prior month are approved at the next Board meeting. Thank you and hope to see you there!



SEPTEMBER 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, 9/1/10 - 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

OVERNIGHT PARKING REMINDER

Below, please find the key points of the overnight parking policy that may be helpful for you:

The Overnight parking of any vehicle is generally prohibited on all Association Property between the hours of 12:00 A.M. and 6:00 A.M., including streets, parking lots and common areas, unless a pass has been issued. Any vehicle found to be parked on Association Property without a proper pass will be subject to ticketing and a \$50.00 fine per night. All fines issued will be the responsibility of the homeowner at the address to which the vehicle is registered.

Paper Parking Passes (Guest Pass /Entry Pass): The Gate Access Company may issue parking passes, hereinafter referred to as "Pass" or "Passes", for the parking of Vehicles as follows: Any overnight guest of a resident that has been issued an entry pass, may park on the community street in front of the residence or adjacent to the resident's home as long as they display the pass on their dashboard. Passes shall be valid for the duration of the residents stay, with a two (2) week maximum (subject to the previously stated conditions of garages and driveway parking already being utilized for existing cars.

A Resident may obtain a Pass for temporary parking of Vehicles when street parking is needed for: Moving into or out of their home, repair or maintenance of their home or property

All Passes are to be placed on the driver's side of the dashboard with the date information side up and must be clearly visible from the outside of the Vehicle.

Parking Decals: The Parking Decal is a numbered sticker that is to be placed in the lower left hand side of the windshield of the vehicle to which it is issued. The decal is non-transferable. A Resident may apply to Management for a Parking Decal at the On-site Office, located at 75 Shady Canyon Drive. Management will inspect and verify that the application meets the qualifications for issuance of a Parking Decal. While the verification process is underway, a Pass valid for up to 7 days may be issued. The inspection process includes verification that all garages and other onsite parking are already being utilized for parking.

The qualifications and restrictions which apply to the issuance of a Parking Decal are as follows:

- Before a Parking Decal can be issued, all other Resident's Vehicles must be utilizing all garage and driveway spaces of their property. Please note that this does not require that vehicles "double park" in a driveway. No garage shall be used for any purpose that would preclude parking of the number of vehicles therein for which the garage was designed. Upon request by Management, the applicant must provide a copy of the current registration for each Vehicle that will be parked in the garage or on the driveway.
- A Parking Decal will only be issued to a Resident who is the registered owner/lessee of the Vehicle.
- Please note that a Parking Decal does not authorize the Storage of a Vehicle. Vehicles left on the streets of Shady Canyon without moving them for 96 hours or more are subject to towing, whether or not a Decal is present.



Should you have any questions about the information above, please contact community manager, Shana Aaberg at 949-679-5660. If you would like to review the policy in its entirety, please contact Management, or please visit www.shadycanyonhoa.org and select Governing Documents, then Rules & Regulations.

