

JULY 2018

# BUTTERFIELD HOMEOWNERS ASSOCIATION

[www.butterfieldstates.com](http://www.butterfieldstates.com)

Professionally Managed by Keystone Pacific Property Management, LLC - 3155-D Sedona Court, Suite 150, Ontario, CA 91764

## **BEWARE OF SNAKES!**

Due to the warmer weather and the time of year there have been many reports of snake activity. Unfortunately, when it is reported in the news it is usually because it is a rattlesnake that has bitten a child or family pet. So please take caution when walking outdoors. Be sure to keep your pets on a leash and stay on paved walkways only. You are more likely to encounter a rattlesnake when you leave paved areas. Since a lot of the reports have been of the bites being fatal to family pets, you may want to contact your local Veterinarian and obtain an anti-venom vaccine. Obtain one for each pet in the family, and carry with you at all times while outdoors, since there have been reports of more than one pet being bitten at the same time. As the use of anti-venom vaccine immediately following a bite may buy you the precious time needed to get your pet to the Veterinarian before they succumb to the bite.



## **INDEPENDENCE DAY & SUMMER PARTIES**

Having a summer or 4th of July party? Please remember to follow the rules and regulations and keep the noise level down. Be courteous to your neighbors during this holiday. Do not leave any debris in the streets. Just a reminder: firecrackers, bottle rockets, cherry bombs and other devices that explode, move along the ground, or travel through the air are banned throughout the State of California. There is no safe or legal area to possess, sell or discharge these types of dangerous fireworks anywhere in the state. Have a SAFE and SANE 4th of July!

## **POOL AREA PRIVILEGES REMINDER**

The Board of Directors may revoke spa/pool privileges if the homeowner is delinquent in assessments or not in good standing with the Association.

### **BOARD OF DIRECTORS:**

**President: Paula Hook**  
**Vice President: Dennis Gierman**  
**Secretary: Margit Lippel**  
**Treasurer: Chris Osuna**  
**Member at Large: Vacant**

*The final agenda will be posted at pool area bulletin board. You may also obtain a copy of the agenda by contacting management at 909-297-2548*

### **Next Board Meeting:**

**July 24, 2018** at the Community Clubhouse @ 7:30 p.m.

### **IMPORTANT NUMBERS:**

#### **ASSOCIATION MANAGER:**

**Clint Taylor**  
Phone: 909-297-2548  
ctaylor@keystonepacific.com

*Emergency After Hours:*  
**909-297-2550**

#### **COMMON AREA ISSUES:**

Hannah Rangel  
hrangel@keystonepacific.com  
Phone: 909-297-2558

#### **BILLING QUESTIONS/ ADDRESS CHANGES/ WEBSITE LOGIN:**

Phone: 909-297-2550  
customercare@keystonepacific.com

#### **INSURANCE BROKER:**

Berg Insurance Agency  
3651 Birtcher Dr, Lake Forest, CA  
92630 (949) 830-4590

#### **ARCHITECTURAL DESK:**

Please submit your Architectural Applications to:  
architectural@keystonepacific.com

# JULY 2018 REMINDERS

For after-hours association maintenance issues, please call 909-297-2550 to be connected with the emergency service line.

Please call 9-1-1 for life-threatening emergencies.

Next Board Meeting- July 24, 2018 at the Community Clubhouse @ 7:30 p.m.

The offices of Keystone Pacific will be closed on Wednesday, July 4th.

## WHO IS RESPONSIBLE FOR THE FENCE I SHARE WITH MY NEIGHBOR?

California Civil Code Section 4775 obligates each owner within a common interest development to properly maintain their separate interest. Here that includes the entire Lot and all improvements thereon (including the fence if it is located on a Lot). If a fence separates two lots both owners share the sole responsibility to have the fence repaired and or replaced.

## NEW PAYMENT ADDRESS:

FILE 1958  
1801 W. OLYMPIC BLVD.  
PASADENA, CA 91199-1958

## ARE YOU DELINQUENT?

The Board and Management would like to remind all members of the Association that not paying your monthly assessments can result in severe monetary penalties including, but not limited to, the Association foreclosing on your property. If you are delinquent please don't ignore it! The Board is willing to work with homeowners that have fallen behind on their assessments.

## SPA/POOL HOURS

Hours: 7:00 a.m. to 10:00 p.m. (Sunday through Thursday); 7:00 a.m. to 11:00 p.m. (Friday and Saturday)

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## POOL CODE

Please be aware that the pool code is 2735!

## EXPEDITING YOUR REQUEST OR CONCERN

Management would like to make sure all homeowners have key tips in order to expedite your maintenance request, concern or emergency:

- Please put your request in writing via email whenever possible.
- Email photos when possible as well. Photos enable us to get a clear picture of the location and extent of the issue needing to be addressed.
- Please indicate your Association "Butterfield Estates" in the subject line, and remember to include your full address in the body of the email for reference.
- Provide us with your best contact phone number if the issue is complex and needing special attention. We promise to use the utmost discretion if contact is required.
- Please report issues as soon as you see them. Remember that some vendors called out after 3PM to perform work run into "after hours" expense charges, which can be costly.
- True emergencies will always be treated as such and will be prioritized.