

1 Rian W. Jones, Bar No. 118830  
 2 Pejman D. Kharrazian, Bar No. 279260  
 3 EPSTEN GRINNELL & HOWELL, APC  
 4 10200 WILLOW CREEK RD., SUITE 100  
 5 SAN DIEGO, CALIFORNIA 92131  
 6 (858) 527-0111/FAX (858) 527-1531  
 7 [rjones@epsten.com](mailto:rjones@epsten.com)  
 8 [pkharrazian@epsten.com](mailto:pkharrazian@epsten.com)

9 Attorneys for Petitioners  
 10 RANCHO SERRANO ASSOCIATION and RON  
 11 TURCO

**FILED**

Superior Court Of California  
 County Of Riverside  
 12/23/2015

**R. LOUPE**  
**BY FAX**

8 SUPERIOR COURT OF THE STATE OF CALIFORNIA  
 9 COUNTY OF RIVERSIDE, WESTERN REGION, HISTORIC COURTHOUSE

11 In the matter of:  
 12 RANCHO SERRANO ASSOCIATION, a  
 13 California Non-Profit Mutual Benefit  
 14 Corporation; RON TURCO, an individual,  
 15  
 16  
 17  
 18  
 19  
 20  
 21  
 22  
 23  
 24  
 25  
 26  
 27  
 28  
 Petitioners.

CASE NO. RIC1512975

**NOTICE OF HEARING ON PETITION  
 FOR ORDER REDUCING PERCENTAGE  
 OF AFFIRMATIVE VOTES NECESSARY  
 FOR AMENDING BYLAWS AND FOR AN  
 ORDER APPROVING THE AMENDMENT  
 [CORP. CODE § 7515]**

Date: January 22, 2016  
 Time: 8:30 a.m.  
 Dept.: 2  
 Judge: Hon. Michael S. Mink

Petition Filed: October 26, 2015

**TO ALL MEMBERS OF RANCHO SERRANO ASSOCIATION:**

20 NOTICE IS HEREBY GIVEN that RANCHO SERRANO ASSOCIATION  
 21 (“Association”) and RON TURCO, an individual (“TURCO”) have filed a Petition for an  
 22 order to reduce the percentage of affirmative votes necessary for approval of an amendment to  
 23 the Bylaws (“Proposed Amendment”) for the Association, as voted on by the Membership on  
 24 April 28, 2015, and for an order approving the Proposed Amendment. A hearing on the  
 25 Petition has been set in Department 2 of the above-entitled court, located at 4050 Main Street,  
 26 Riverside, California, 92501, on January 22, 2016, at 8:30 a.m., before the Honorable Michael  
 27 S. Mink, Judge Presiding.

///

1 Specifically, the Association is seeking to amend the Bylaws to bring them up to date  
2 with current law, especially in light of the 2014 revisions to the Davis-Stirling Common  
3 Interest Development Act (Cal. Civ. Code §§ 4000-6150), to revise the Bylaws so that they  
4 better address the needs of the community, to remove developer references which are no  
5 longer applicable to the community, make the Bylaws more user friendly, and comply with the  
6 changes in the law. A copy of the Proposed Amendment was sent to the members on February  
7 20, 2015, and a copy was, and is, also made available on the Association's website.

8 <http://www.myranchoserrano.com/docs.html>

9 The Association's effort to enact the Proposed Amendment produced the following  
10 results. Of a total 120 members, 62 ballots were cast and received on or about April 28, 2015.  
11 The 62 ballots were deemed valid by the inspectors of election. The results were as follows:

- 12 • 55 ballots were cast in favor of the Proposed Amendments (46% of the  
13 voting power, and 89% of the ballots cast); and
- 14 • 7 ballots were cast against the Proposed Amendments (6% of the total  
15 voting power, and 11% of the ballots cast).

16 Under the authority of California Corporations Code section 7515, the Petition seeks to  
17 have the Proposed Amendment enacted by an order of the Court finding that the above vote  
18 totals are sufficient to amend the Bylaws.

19 The Petition is based on this Notice, the pleadings, records and files in this action,  
20 including the verified Petition, a Memorandum of Points and Authorities in support of the  
21 Petition, and on such evidence as may be presented at the hearing.

22 Any member or other interested person may receive a copy of the Petition, the  
23 Proposed Amendment, and all other papers filed in this case on the Association's website  
24 <http://www.myranchoserrano.com/docs.html>, or by making a request to the Community  
25 Association Manager, Sheryl Whitaker, AMS, via email ([sheryl@avalonweb.com](mailto:sheryl@avalonweb.com)), by phone  
26 (951) 699-2918, or by mail to Avalon Management, 43529 Ridge Park Drive, Temecula,  
27 California 92590. Alternatively, the Petition and other filings in this matter can be viewed  
28 during regular business hours at the at the Office of the Clerk of the Riverside County Superior

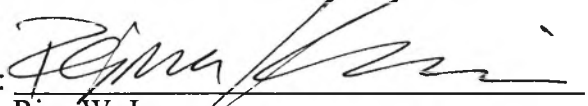
1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28

Court, located at 4050 Main Street, Riverside, California 92501, or the documents can be purchased at the Court's website, <http://public-access.riverside.courts.ca.gov/OpenAccess/CivilMainMenu.asp>.

Pursuant to California Code of Civil Procedure section 1005(b), any papers opposing the Petition "shall be filed with the court and a copy served on each party at least nine court days before the hearing," or on or before January 16, 2016. The Association may be served through its counsel, Pejman D. Kharrazian, Esq., at the address listed in the caption.

Dated: December 21, 2015

EPSTEN GRINNELL & HOWELL, APC

By:   
Rian W. Jones  
Pejman D. Kharrazian  
Attorneys for Petitioners  
RANCHO SERRANO ASSOCIATION and  
RON TURCO

<b>SUPERIOR COURT OF THE STATE OF CALIFORNIA COUNTY OF SAN DIEGO, CENTRAL DISTRICT</b>		FOR COURT USE ONLY
<b>TITLE OF CASE (ABBREVIATED):</b> In the matter of RANCHO SERRANO ASSOCIATION		
<b>ATTORNEY(S) NAME AND ADDRESS:</b> Pejman D. Kharrazian, Esq. 279260 Epsten Grinnell & Howell, APC 10200 Willow Creek Rd., Suite 100 San Diego, California 92131	<b>TELEPHONE</b> (858) 527-0111  <b>FACSIMILE</b> (858) 527-1531	
<b>ATTORNEYS FOR:</b> Rancho Serrano Association	<b>HEARING: DATE-TIME-DEPT</b> 1/22/16; 8:30 a.m.; Dept. 2	<b>CASE NUMBER</b> RIC5152975

### DECLARATION OF SERVICE

I, Shelly J. Gray, declare: that I am, and was at the time of service of the papers herein referred to, over the age of 18 years, and not a party to the action; and I am employed in the County of San Diego, California, within which county the subject service occurred. My business address is 10200 Willow Creek Rd., Suite 100, San Diego, California 92131. On December 23, 2015, I served the following document(s):

**NOTICE OF HEARING ON PETITION FOR ORDER REDUCING PERCENTAGE OF AFFIRMATIVE VOTES NECESSARY FOR AMENDING BYLAWS AND FOR AN ORDER APPROVING THE AMENDMENT (CORP. CODE Sec. 7515)**

of which the original document(s), or a true and correct copy, is attached, by placing a copy thereof in a separate envelope for each addressee named hereafter, addressed to each such addressee respectively as follows:


PLEASE SEE ATTACHED LIST	
--------------------------	--

- (BY MAIL)** I caused a true copy of each document, placed in a sealed envelope with postage fully paid, to be placed in the United States mail at San Diego, California. I am "readily familiar" with this firm's business practice for collection and processing of mail, that in the ordinary course of business said document(s) would be deposited with the U.S. Postal Service on that same day. I understand that the service shall be presumed invalid if the postal cancellation date or postage meter date on the envelope is more than one day after the date of deposit for mailing contained on this affidavit.
- (BY FACSIMILE)** By use of facsimile machine number (858) 527-1531, I served a copy of the within document(s) on the above interested parties at the facsimile numbers listed above. The transmission was reported as complete and without error. The transmission report was properly issued by the transmitting facsimile machine.
- (BY PERSONAL SERVICE)** I caused such document(s) to be placed in an envelope and delivered by hand to the business/home of the above addressee:
- (BY OVERNIGHT DELIVERY)** I caused a true copy of each document, placed in a sealed envelope with delivery fees provided for, to be deposited in a box regularly maintained by Federal Express. I am readily familiar with this firm's practice for collection and processing of documents for overnight delivery and know that in the ordinary course of Epsten Grinnell & Howell, APC business practice the document(s) described above will be deposited in a box or other facility regularly maintained by Federal Express or delivered to a courier or driver authorized by Federal Express to receive documents on the same date it is placed at Epsten Grinnell & Howell, APC for collection.

DECLARATION OF SERVICE

I declare under penalty of perjury under the laws of the State of California that the above is true and correct.

Executed on 12/23, 2015, at San Diego, California.

  
\_\_\_\_\_  
Shelly J. Gray

Afzal Masumi  
45412 Via Jaca  
Temecula CA. 92592

Anthony Batchelor  
45345 Via Jaca  
Temecula CA. 92592

Anthony Hidalgo  
45500 Via Jaca  
Temecula CA. 92592

Anthony/Veda Pipkins  
45457 Camino Monzon  
Temecula CA. 92592

Barbara J. Gutshall  
45507 Corte Narbonne  
Temecula CA. 92592

Bonifacio/Roxenda Nano  
45385 Camino Monzon  
Temecula CA. 92592

Brandon R. Johnson  
c/o GPAA  
P.O. Box 891509  
Temecula CA. 92589

Brian & Lynnette Anthony  
45217 Camino Monzon  
Temecula CA. 92592

C. David & Janet Moorhead  
45420 Via Jaca  
Temecula CA. 92592

Catherine Holmes  
920 Savannah Court  
Walnut Creek, CA. 94598

Charles & Geraldine Noakes  
45339 Via Jaca  
Temecula CA. 92592

Charles Anthony Savant  
45444 Via Jaca  
Temecula CA. 92592

Chilon & Mary Eads  
3363 Mendenaro Ct  
Fallbrook CA. 92028

Christopher Lloyd  
45381 Via Jaca  
Temecula CA. 92592

Clinton & Donna Coon  
45540 Via Jaca  
Temecula CA. 92592

Dana & Teresa Lockrey  
45265 Camino Monzon  
Temecula CA. 92592

Daniel D & Stacy W Sorenson  
45458 Camino Monzon  
Temecula CA. 92592

David Tran & Linda Nguyen  
45296 Camino Monzon  
Temecula CA. 92591

Dawn L. Hoover  
45460 Via Jaca  
Temecula CA. 92592

Dennis Dial  
10448 Cerveza Dr  
Escondido CA. 92026

Douglas & Junko Rigg  
45363 Via Jaca  
Temecula CA. 92592

Douglas & Kristen Schulte  
45556 Via Jaca  
Temecula CA. 92592

Douglas & Natalie Bagby  
c/o Willow Street Property Management  
PO Box 892500  
Temecula CA. 92589

Douglas/Dorothy Hawthorne  
45281 Camino Monzon  
Temecula CA. 92592

Doyle & Janice Doman  
45393 Camino Monzon  
Temecula CA. 92592

Drew & Helen Akiyama  
45465 Camino Monzon  
Temecula CA. 92592

Duane K. Parrish Jr.  
45218 Camino Monzon  
Temecula CA. 92592

Elizabeth Cissell  
45332 Via Jaca  
Temecula CA. 92592

Enrique & Belinda Ibarra  
45483 Corte Narbonne  
Temecula CA. 92592

Enrique/Tracy Serrano  
45370 Camino Monzon  
Temecula CA. 92592

Erin Linda McGreal  
45573 Via Jaca  
Temecula CA. 92592

Eulogio/Deborah Maghanoy  
45430 Camino Monzon  
Temecula CA. 92592

Francine Robinson  
45489 Camino Monzon  
Temecula CA. 92592

Franz & Marigene Balogh  
45532 Via Jaca  
Temecula CA. 92592

Gary W. & Julie Payne  
45249 Camino Monzon  
Temecula CA. 92592

Gustavo/Rocio Bolanos  
2168 E Brookport  
Covina CA. 91724

Harald Kopp  
1184 Fisher Blvd #2D  
Toms River NJ 08753

Harold V. & Veda M. Weaver  
45452 Via Jaca  
Temecula CA. 92592

Harry K & Cynthia Shilvock  
45549 Corte Narbonne  
Temecula CA. 92592

Harry L & Sherrie L Pfohl  
45499 Corte Narbonne  
Temecula CA. 92592

Hector & Susana Rocha  
1300 Oak Creek Drive, #211  
Palo Alto CA 94304

Henry/Maria Fuentes  
45276 Camino Monzon  
Temecula CA. 92592

Ho Kyong Taylor  
45548 Via Jaca  
Temecula CA. 92592

Howard & Evalyn Flake Estate  
2315 Buckingham Blvd.  
Lake Havasu City CA 86404

Howard & Joan Williams  
45389 Via Jaca  
Temecula CA. 92592

James & Constance Herrick  
45257 Camino Monzon  
Temecula CA. 92592

James & Darlene Kuhn  
45373 Via Jaca  
Temecula CA. 92592

James & June Dittman  
Po Box 891296  
Temecula CA. 92589

James & Kathi Fuson-Jr  
45408 Camino Monzon  
Temecula CA. 92592

James & Margaret Linehan  
45440 Camino Monzon  
Temecula CA. 92592

James L. Manning  
45353 Camino Monzon  
Temecula CA 92592

Jan & Michelle Arnoldus  
20 Great Lawn  
Irvine CA. 92620

Janet T. Harris  
45417 Camino Monzon  
Temecula CA. 92592

Janine Collins  
31422 Inverness Court  
Temecula CA. 92591

Jason Alan Berry Trust  
45514 Corte Narbonne  
Temecula CA. 92592

Jason/Ana Flores  
45361 Camino Monzon  
Temecula CA. 92592

Jay Kwak  
1822 Champlain Dr.  
Corona, CA. 92880

Jenny Nickel  
P.O. Box 3332  
Rancho Sante Fe CA. 92067

Jessie Roberta Steimel  
20984 Way of Peace  
Deer Trail CO 80105

Jesus/Graciela Gutierrez  
45396 Via Jaca  
Temecula CA. 92592

Jianling Cao  
45476 Via Jaca  
Temecula CA. 92592

John & Deborah Potts  
45428 Via Jaca  
Temecula CA. 92592

John/Christine Reed  
2702 Oak Bluff St  
San Antonio TX 78230

John/Melinda Buford  
45425 Camino Monzon  
Temecula CA. 92592

Joseph & Marie Holleron  
45572 Via Jaca  
Temecula CA. 92592

Joseph & Michelle Ryan  
45473 Camino Monzon  
Temecula CA. 92592

Joshua & Candice Molacek  
45405 Via Jaca  
Temecula CA. 92592

Kenneth & Lyn Creasman  
45505 Camino Monzon  
Temecula CA. 92592

Kevin E. Mullen  
45433 Camino Monzon  
Temecula CA. 92592

Kimberly A. Archer  
45565 Via Jaca  
Temecula CA. 92592

Leonid Gaouke & E. Fedoriv  
45531 Corte Narbonne  
Temecula CA. 92592

Lynette & Al Canales  
45377 Camino Monzon  
Temecula CA. 92592

Mamdouh Elsharkawy  
c/o United Realty Center  
5225 Canyon Crest Dr, # 352  
Riverside CA 92507

Matthew Kollhoff & Alexandra Kollhoff  
34379 Coppola St  
Temecula CA. 92592

Meynardo & Hermina Lontoc  
45496 Corte Narbonne  
Temecula CA. 92592

Michael J Pozanc & Ana Buelna  
45357 Via Jaca  
Temecula CA. 92592

Munther Kubba  
33040 Rhine Ave  
Temecula CA. 92592

Munther M. Kubba  
33040 Rhine Ave  
Temecula CA. 92592

Muriel K. Nikkels  
Tim McLean/Elite Management  
38760 Sky Canyon Drive, Suite C  
Murrieta CA 92563

Nicole Dircks  
000 Amphibious Squadron Three  
FPO AP 96601

Ollie & Mauriena Coyle-Jr  
45515 Corte Narbonne  
Temecula CA. 92592

Orin & Patricia Knowlton  
45508 Via Jaca  
Temecula CA. 92592

Oscar I. Pena  
45329 Camino Monzon  
Temecula CA. 92592

Patricia & Ruel Patterson  
45524 Via Jaca  
Temecula CA. 92592

Peggy L. Erfle  
45340 Via Jaca  
Temecula CA. 92592

Peter & Tiffany Hui Lam  
2933 Montezuma Ave  
Alhambra CA. 91803

Preben & Gurlin Kent  
45372 Via Jaca  
Temecula CA. 92592

Randall D & Susan P Pratt  
45390 Camino Monzon  
Temecula CA. 92592

Randolph/Lynne Leejoice  
45398 Camino Monzon  
Temecula CA. 92592

Rebecca Witt  
44200 Sunset Terrace  
Temecula CA. 92590



Ricardo & Mayeli Guzman  
45210 Camino Monzon  
Temecula CA. 92592

Richard & Frances Vazquez  
45337 Camino Monzon  
Temecula CA. 92592

Richard & Marla Stier  
45422 Camino Monzon  
Temecula CA. 92592

Robert & Jeanie Jenkins  
45441 Camino Monzon  
Temecula CA. 92592

Robert & Lois Mitchell  
Po Box 890633  
Temecula CA. 92589-0633

Robert Chiu  
411 Fremont Ave  
So Pasadena CA. 91030

Robert/Florence Antol  
45209 Camino Monzon  
Temecula CA. 92592

Ronald & Deborah Madison  
45516 Via Jaca  
Temecula CA. 92592

Ronald F. Turco  
45436 Via Jaca  
Temecula CA. 92592

Rosanna Bertolini  
45492 Via Jaca  
Temecula CA. 92592

Ruben Valloza  
45490 Corte Narbonne  
Temecula CA. 92592

Scott Madziarczyk  
45481 Camino Monzon  
Temecula CA. 92592

Sergio & Jonelle Vasquez  
45378 Camino Monzon  
Temecula CA. 92592

Stephen & Teresa Anderson  
45305 Camino Monzon  
Temecula CA. 92592

Steve Hobbs  
45397 Via Jaca  
Temecula CA. 92592

Steven Johal & Ida Johal  
45321 Camino Monzon  
Temecula CA. 92592

Susan Lynn Pike  
45468 Via Jaca  
Temecula CA. 92592

Terry/Barbara Jeffords  
38475 Calaveras Road  
Temecula CA. 92592

Thomas & Cynthia Vykouk  
45225 Camino Monzon  
Temecula CA. 92592

Thomas & Felicia Coyle  
45306 Camino Monzon  
Temecula CA. 92592

Thomas & Susan Marston  
45241 Camino Monzon  
Temecula CA. 92592

Thomas/Carolyn Richardson  
45564 Via Jaca  
Temecula CA. 92592

Tomas P. & Dora Marmolejo  
45388 Via Jaca  
Temecula CA. 92592

Tram Shin & C/O Tulang Duong  
Po Box 50366  
Irvine CA. 92619-0366

Tri Huan Nhan & Ling Ren Huang  
1436 Colleen Lane  
McLean VA 22101

Trustee For Bowman Family  
45369 Camino Monzon  
Temecula CA. 92592

Tulang Duong & Tram Shin  
Po Box 50366  
Irvine CA. 92619-0366

Urban & Deborah Larsson  
45380 Via Jaca  
Temecula CA. 92592

William & Nita Watson  
45555 Via Jaca  
Temecula CA. 92592

Yama & Sayeda Kamyar  
45448 Camino Monzon  
Temecula CA. 92592

