

Rancho Serrano

Community Association

Spring 2022



"We envision a community that offers an inspiring lifestyle and quality of life, and is a desirable place in which to live and enjoy the benefits of family, friends and community."

IMPORTANT UPDATES

2022 Annual Meeting: The Annual Meeting was held March 22, 2022. The official results of the election were posted onsite in the meeting box. The two candidates with the highest votes will each serve for a two-year term. Congratulations to Harry Shilvock and John Reed. Thank you for your service to the Rancho Serrano Community.

Upcoming Road Project: The dates for the upcoming slurry project are June 20 -23, 2022. Please check the Rancho Serrano website for details and any updates.

Tree Trimming: The Board approved the 2022 tree trimming proposal. All the trees except the pine trees will be trimmed in May. The pine trees will be trimmed in October.

Our Community Dogs: In Rancho Serrano, we love dogs, and we also love our community. That's why the Association is committed to enforcing the County's leash law on Association property. Complying with this law is not only good for the community, but it is also beneficial for our furry family members.

According to the U.S. Humane Society, an unleashed dog has an average life span of less than four years. Allowing your dog to run free threatens your dog's health and welfare.

All residents should be able to enjoy our community and feel safe. We know we can count on you for voluntary compliance with the leash law. None of us like calling animal control, but we won't have any choice if your dog is running free. As a reminder, pets should also not be on another resident's property.

Automatic Pay Plan for Assessments: You may sign up to pay your monthly assessments online at www.Avalonlogin.com. To do so requires a zero-balance account. If you have a balance due, pay that by check and then sign up for the auto draft service. Doing so removes the chance of late charges and collection fees.

AVALON MANAGEMENT CONTACT INFORMATION

For Accounting Issues:

Member Services:

Email: ar@AvalonWeb.com

Phone: (951) 244-0048 ext 109

For Architectural Issues:

Email: Tarc@AvalonWeb.com

Phone: (951) 699-2918 ext 104

For Management Issues:

Community Manager:

Traci Russell, Senior Community Manager

Email: RanchoSerrano@AvalonWeb.com

Phone: (951) 699-2918 ext 105

Assessment Mailing Address:

Rancho Serrano Community Association

c/o The Avalon Management Group

PO Box 52982

Phoenix, AZ 85072-2982

Correspondence Mailing Address:

43529 Ridge Park Drive

Temecula, CA 92590

Websites:

www.AvalonWeb.com (Avalon)

www.MyRanchoSerrano.com (HOA)

UPCOMING MEETINGS:

The next Board Meeting is scheduled for Tuesday, May 24, 2022. The Open Session Meeting begins at 10:30 a.m.

BOARD OF DIRECTORS:

President, Ron Madison

Vice-President, Harry Shilvock

Secretary/Treasurer, Darlene Kuhn

Director, Jim Tokunaga

Director, John Reed

Meeting Information, Community Updates, & News

Exterior Home Maintenance

Did you know Homeowners can now submit Home Improvement Applications through our online portal? To submit an application for your proposed home improvement project, login to your account by going to <https://www.myserrano.com> and clicking the "Log on" icon. After logging into your account click "My Items", then "Submit a Request", then "ARC Request". On the ARC request page be sure to complete the PDF application and then you are all set to submit the form for review. After submission of the application expect a response regarding application completeness via email within 2-4 business days.

New Traffic Speed Limits (From 25mph to 20mph)

Speeding is a frequent issue throughout many HOA gated communities with private streets. Like anything else, speed limit signs become part of the landscape, and they do not register daily in the minds of the drivers.

However, just because it is a private community, it doesn't mean you can drive as fast as you want. When you purchased your home in Rancho Serrano, you agreed to, and signed, documents binding you to the CCRs, Bylaws and Rules & Regulations. All of these documents are for your good and that of your community members, ensuring that the neighborhood will adhere to the expected standards for years to come.

Currently, we have a 25-mph speed limit sign on the front and back gates, yet many of us have observed vehicles driving much faster. The Board of Directors are greatly concerned about the safety of the increasing number of children who live and play in our community. Therefore, with those children in mind, the Board has decided to post speed limit signs throughout the community. NOTE: The new signs will also reduce the speed limit from 25mph to 20mph as approved by your Board.

Enforcing the New Speed Limit

Every HOA member is responsible for road safety. It is a community responsibility, and every homeowner has the right to report speeding to Avalon Management -- the same as for any other violation. The Board is not the neighborhood police and assumes the same authority as any other homeowner. Avalon Management patrols our neighborhood along with our hired security patrol.

Chances are that consistent violators will get a violation notice at some point. The Board has elected not to use a more expensive approach, such as speed cameras, but it is an option. Basically, the Board believes that all homeowners want to, and will, comply with the speed limit.

Violations

For anyone that does not comply with the new community speed limit, a standard violation report will be sent to their home with a hearing notice. The difference with this particular violation compared to others is that this one will trigger an immediate hearing.

During the hearing, you will get the opportunity to explain your situation in front of the Board. The Board will go through its normal violation policy. This would not be a "ticket" in the police sense, but the financial consequences are at the discretion of the Board based on your hearing. If it is a guest that noticeably exceeded the speed limit, then the homeowner remains responsible for their actions. Therefore, remind your family and friends of the speed limit change.

Additionally, you may occasionally see a patrol car parked in the neighborhood upon the request of the Board. Also, at the Board's request, the patrol service can issue a citation just as they would if you were speeding on city streets.

Prevention Is Better Than Cure

Home sales and rentals can bring families into our neighborhood with young children. Please protect these kids by taking an extra minute to slow down, be more cautious, and stay alert. Thank you for looking after your fellow community members.