

MARCH 2015

ALBERHILL RANCH



Professionally Managed by Keystone Pacific Property Management, Inc. - 41593 Winchester Road, Suite #113, Temecula, CA 92590

MOVIE AT THE POOL

The Movies at the Pool are beginning again in March! On March 14, 2015, the movie will be Disney's "Big Hero 6" which is a comedy featuring a lovable, inflatable robot that becomes best friends with his creator's brother after a tragic turn of events. The movie will capture the hearts of the audience by bringing them through an adventure while they try and save the world!

The movie at the pool will begin at dusk and there will be music prior to. A new addition is that Management will be on-site an hour prior to the start of the movie and invites anyone who is interested to join me in the clubhouse and pop **real popcorn** to enjoy at the movie. The popcorn and toppings will be provided, but please bring a big bowl for your tasty treat.

If you have any questions, please contact Management at dgraffam@keystonepacific.com.



CHILI AND CORNBREAD COOK-OFF!!

As a pre-cursor to the Movie on March 14, the Association will be having a Chili and Cornbread cook-off. If you've got skills, come show them off!! We will be hosting the chili and cornbread cook-off at the clubhouse beginning at 2 PM and judging at 2:30 PM.

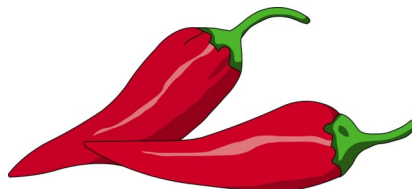
You will need to prepare and cook at home, but will have access to electrical in the clubhouse for crockpots, or the like.

The top 3 Chili and the top 3 Cornbread will be awarded prizes. First prize will be a \$100.00 gift card, second prize will be a \$50.00 gift card and third prize will be a \$25.00 gift card. Anyone member may enter.

The judges have already volunteered.

Soft drinks will be provided to contestants, judges and all those who come to sample.

To enter the contest, to be a judge or for more information, please contact Management at dgraffam@keystonepacific.com.



BOARD OF DIRECTORS:

President: Tom Tomlinson

Vice-President: Ronald Naulls

Treasurer: Scott Thayer

Secretary: Teresa Kirpluk

Member-at-Large: Kevin Beals

NEXT BOARD MEETING AND ANNUAL MEETING:

Wednesday, March 11, 2015

6:00 PM at Alberhill Ranch Swim Club
4100 Gina Lynne Lane, Lake Elsinore

The final agenda will be posted at the Clubhouse and available on the HOA website at least 4 days in advance of the meeting. You may also obtain a copy of the agenda by contacting management at 951-491-6866.

ASSOCIATION MANAGER:

Debbie Graffam

Phone: 951-491-7363

Emergency After Hours: 951-491-6866

Fax: 951-491-6864

COMMON AREA ISSUES:

Jennifer Parker

Phone: 951-491-7362

jparker@keystonepacific.com

BILLING QUESTIONS/ ADDRESS CHANGES/ WEBSITE LOGIN:

Phone: 951-491-6866

customer care@keystonepacific.com

ARCHITECTURAL DESK:

Phone: 951-491-6866 ext. 239

architectural@keystonepacific.com

CLUBHOUSE RESERVATIONS and POOL FOBS:

Jennifer Parker

Phone: 951-491-7362

jparker@keystonepacific.com

EVENTS COMMITTEE

dgraffam@keystonepacific.com

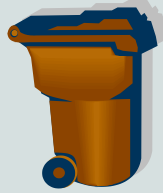
If you are interested in becoming a volunteer, or donating items for future events, please contact Management. As the events continue to grow, we will need more people within the community to help by providing their time to run future events.

MARCH 2015 REMINDERS

For after-hours association maintenance issues, please call 951-491- 6866 to be connected with the emergency service line.

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

Trash Pick-Up Day - Thursdays
 Trash cans are not allowed to be in view of the common areas 12 hours prior to and 12 hours after collection.



SIGN UP FOR COMMUNITY E-NEWS

Sign up to receive news and updates pertaining to our community association via email.

To sign up, please register from the "Account Notifications" page once you have logged into The KPPM Connection at www.kppmconnection.com.

SIGN UP FOR THE ACH PROGRAM

Save time and money and never miss a payment again! Sign up to have your assessment payments automatically debited from your checking or savings account. Please call Customer Care at 951-491-6866 or send an e-mail to customer care@keystonepacific.com to request an ACH application.



LETTERS FROM THE ASSOCIATION

Management is on site twice a month to complete property inspections, and while there, will sometimes generate letters to homeowners. These letters may require you to repaint areas on your property or correct a CC&R Violation. Here are some helpful tips in dealing with these friendly reminders!

- Don't get upset! No one likes to receive these letters, but remember a courtesy letter is just that, a courtesy. From time to time, a friendly reminder is sent to you letting you know that an item needs to be addressed.
- Correct violations before they happen. Put away your trash can or mow your lawn weekly. Keep your neighborhood looking good. This helps protect YOUR property values!
- Don't ignore the Association's request! Homeowners are sent a courtesy note, if the violation continues, then a first letter giving a time frame to correct the violation is sent. If a homeowner still does not correct the violation, they will be called to a hearing before the Board! Correct violations immediately and/or call your Manager to discuss.
- Yes, sometimes mistakes are made! Unfortunately, sometimes mistakes are made and a letter is sent in error. Just simply contact Management to discuss the letter!
- Fines, Fines, Fines! If you ignore requests and do get a hearing notice, fines will be imposed. Please don't let it get to that point. Let's keep our community a beautiful place to live!



IMPORTANT AREA NUMBERS:

Police (non-emergency):
 (800) 950-2444

ROVE:
 (800) 950-2444 (Press 5)

Trash & Graffiti:
 (951) 245-3186

Animal Control:
 (951) 674-0618

Crime Prevention:
 (800) 782-7463

City Services:
 (951) 674-3124

Fire Department:
 (951) 674-2161

Code Enforcement:
 (951) 674-3424 ext. 227

DAYLIGHT SAVINGS TIME IS HERE AGAIN!

Don't forget to set your clocks one hour forward on March 8th!

