

MAY 2015

ALBERHILL RANCH



www.alberhillranchhoa.org

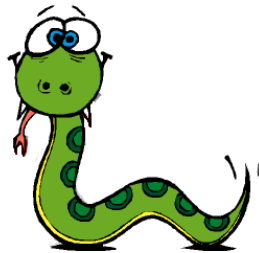
Professionally Managed by Keystone Pacific Property Management, Inc. - 41593 Winchester Road, Suite #113, Temecula, CA 92590

CRITTERS IN THE COMMUNITY

Please be advised that there could be coyotes and snakes in the open space areas adjacent to the community.

When on a walk with your pet, ***please make sure they are leashed***, as the coyotes are brave and will run right up and take your dog with you nearby! We don't want to see anyone lose their furry friend.

If you find a snake that could be poisonous, please contact animal control right away. They may want to come look at the area and investigate further.



PARKING CONCERNS?

If you have a neighbor with a stored or inoperable vehicle, recreational vehicle and/or boat that is becoming an eyesore, there are a few avenues that will assist in having these vehicles removed.

The Association can intervene if the vehicles are parked on the driveway, but please know that it will take three violation letters and a Board meeting for fines to be imposed. A quicker and more effective method, is to utilize City Code Enforcement services or the Police Department.

The streets are public, so vehicles parked on the street can be cited and towed for removal by the local code enforcement after proper notice has been given. Ask the City to issue a citation, not just a warning.

In addition, stored vehicles in driveways can be considered a blight on the community, which is something Code Enforcement will also address.

Management also reports these vehicles to code enforcement when noticed on inspections, unfortunately, they are not always parked in the community at that time.



BOARD OF DIRECTORS:

President: Tom Tomlinson

Vice-President: Kevin Beals

Treasurer: Scott Thayer

Secretary: Teresa Kirpluk

Member-at-Large: Paulie Tehrani

NEXT BOARD MEETING AND ANNUAL MEETING:

Wednesday, June 10, 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: 949-833-2600

Fax: 951-491-6864

COMMON AREA ISSUES:

Jennifer Parker

Phone: 951-491-7362

jparker@keystonepacific.com

BILLING QUESTIONS/ ADDRESS CHANGES/ WEBSITE LOGIN:

Phone: 949-833-2600

customercare@keystonepacific.com

ARCHITECTURAL DESK:

Phone: 951-491-7362

temecula.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.

Website: www.alberhillranchhoa.org

MAY 2015 REMINDERS

Please note, Keystone Pacific will be closed May 25, 2015 for Memorial Day. For after-hours association maintenance issues, please call 949-833-2600 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.

MORE COMMUNITY UPDATES

ARCHITECTURAL APPLICATIONS

Please be advised that the architectural application process has changed. Alberhill Ranch applications will be processed through the Temecula office now. If you have any questions regarding architectural applications, you may contact the Temecula Architectural Department at temecula.architectural@keystonepacific.com.

POOL HEATER

The heater for the Alberhill Ranch Swim Club pool is currently on and will remain on until Labor day. Please come visit the community pool in the evening.

POOL MONITOR

The pool monitor is currently on site from Friday until Sunday and will be at the pool for all open hours beginning Memorial Weekend. Please ensure that your information for your home is current so that there will be no problems when checking in. If you have or are a tenant, please double check your name on the list. Remember, this list is discarded every year. If you are a brand new homeowner on Ladrillo or Isabella, contact Management to ensure your name has been added to the system. While you might have an active key fob, your name may not be in the system.

If you have any questions or concerns, please contact Management at 951-491-7363.

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