

JUNE 2015

ALBERHILL RANCH



www.alberhillranchhoa.org

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

JOHN GIARDINELLI, ATTORNEY AT LAW

SPECIAL GUEST

All members of the Alberhill Ranch Community are invited to attend the next Alberhill Ranch Board Meeting, to be held on Wednesday, June 10, 2015 at 6:00 P.M. at the Alberhill Ranch Swim Club. John Giardinelli, Real Estate Attorney to Castle and Cooke, will be present to speak regarding the current questions of future development in the surrounding areas. His two main purposes will be to dispel the myths that have created membership confusion and to then unite the community as development continues to move forward.

Topics to be included:

- The Proposed Elementary School
- The Proposed College
- The Proposed Shopping Mall
- Gates
- Tax Issues
- Developer and the City
- Developer and the Association
- Obligations of the Developer to the Association/Membership



While there will be a planned presentation, Mr. Giardinelli's main focus is to hear from the membership and to take questions as time allows. This presentation will be in addition to the meeting's regular homeowner forum. If you have any questions regarding future development, please e-mail them to dgraffam@keystonepacific.com and they will be forwarded to the attorney for research prior to the meeting.

BOARD OF DIRECTORS:

President: Tom Tomlinson
Vice-President: Kevin Beals
Treasurer: Scott Thayer
Secretary: Teresa Kirpluk
Member-at-Large: Paulie Tehrani

NEXT BOARD 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



JUNE EVENTS

Movie at the Pool

Finding Nemo, Saturday, June 13, 2015.

Please arrive around dusk. Don't forget to bring a bowl as popcorn will be available to those who attend.

Beer Tasting

Saturday, June 27, 2015



The Events Committee is finalizing this event. Please visit the Alberhill Ranch web site for future updates.

JUNE 2015 REMINDERS

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.

CASH PAYMENT UPDATE:

Effective April 1, 2015, Keystone Pacific will no longer be accepting cash payments for transponders, gate openers, key fees or key fobs. Your purchase will be posted to your account and you will need to remit payment for this item along with your monthly assessment. If you are enrolled in our ACH program, you will be asked to sign a letter authorizing us to include this amount with your next ACH debit. If you pay your assessments on-line, please remember to include this amount along with your next payment.

ARCHITECTURAL APPLICATIONS: Drought Tolerant Plants

Management has received many questions in the past few months regarding drought tolerant plants and/or artificial turf and whether or not it is allowed in the community. The answer is yes, **however**, an architectural application is still required to be approved PRIOR TO any work commencing.

Because this is a new area that is being mandated by both the government and enforced by the Association, please make sure to do the following:

- Fill out the architectural application and submit it to the Association.
- Include samples/pictures of all plantings you will be using.
- Include pictures of any rocks/gravel that you will be using (please don't send with the application).
- Include at least an 8"X8" sample of the artificial turf that will be used. There are many types of artificial turf out there. A high quality turf must be used.

In addition, the Temecula Office is now processing architectural applications instead of fielding them to the corporate office in Irvine. We are excited to offer this to our Inland Empire communities and the turn around time has been much quicker.

If you have any questions, please contact Temecula.architectural@keystonepacific.com or (951) 491-6866 and we'd be happy to walk you through the process.

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