

August 2015

# ALBERHILL RANCH

www.Alberhillranchhoa.org

Professionally Managed by Keystone Pacific Property Management, Inc. - 16775 Von Karman, Ste. 100, Irvine, CA 92606

## COMMUNITY EVENTS

The Events Committee has been working hard to plan events for the Alberhill Ranch Community. Please note the following events in your calendars!

- Saturday, August 1, 2015: CASINO NIGHT. The events committee will be hosting an Alberhill Ranch Casino Night on Saturday, August 1, 2015 at 6:00 PM. Please join the Alberhill Ranch Community for a fun Adult only night; please keep an eye out for an email with more information.
- Saturday, August 8, 2015: MOVIE NIGHT. Please bring your kids to a fun movie night at the pool on August 8, 2015. Feel free to bring your own chairs and snacks. Popcorn will be served.
- Saturday, September 19, 2015: ALBERHILL RANCH'S 10TH BIRTHDAY. Alberhill Ranch will be turning 10 this September. The events committee will be hosting a Luau to celebrate with the community. If you plan on attending, please RSVP and purchase tickets for \$5.00 for children, \$10.00 for adults during the Manager's on-site hours. From 2-5 on the 1st, 3rd and 4th Monday and 9-12 on the 2nd Monday of each month. If you are unable to purchase tickets at that time, please contact Management at dcurran@keystonepacific.com so other arrangements can be made.

\*\* If you are interested in volunteering to help with any of these events, please contact Management at dcurran@keystonepacific.com or

## ARCHITECTURAL PROCESS

Alberhill Ranch requires that owners must submit plans within six (6) months of the close of escrow to obtain Architectural Committee approval and complete installation of rear yard landscape and irrigation within one (1) year of the close of escrow.

- Please note that \$300.00 review fee/refundable deposit is due at the time of submittal, which pays for the services of a professional consultant to act on behalf of the Association's Architectural Committee.
- Please submit the Property Improvement Form, Plan & Specifications (3 sets) and photos and brochures to architectural@keystonepacific.com or they can be mailed to or dropped off at the Temecula office at Alberhill Ranch Architectural, 41593 Winchester Suite 113, Temecula, CA 92590
- Within thirty (30) days after completing installation, a completed "Notice of Completion Form" (NOC) must be submitted to the Architectural Committee. Upon the Architectural Committee's receipt of the NOC form, the Committee shall have forty-five (45) days to inspect those improvements and shall notify the Owner in writing of failure to comply.
- Once the NOC is approved in writing, the Association will confirm that the Common Area has not been damaged during yard installation and there are no fines or outstanding assessments against the owner. The deposit will then be refunded with the Association's regular check run.

\*\*If you wish to obtain an architectural application or the complete

### 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, September 9, 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 will be 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 949-430-5802.*

### ASSOCIATION MANAGER:

**Danielle Curran**  
Phone: 949-430-5802  
E-mail: dcurran@keystonepacific.com  
**Emergency After Hours: 949-833-2600**

### COMMON AREA ISSUES:

**Chelsea Gentry**  
Phone: 949-838-3254  
cgentry@keystonepacific.com

### BILLING QUESTIONS/ ADDRESS CHANGES/ WEBSITE LOGIN:

Phone: 949-833-2600  
customercare@keystonepacific.com

### CLUBHOUSE RESERVATIONS and POOL FOBS:

Chelsea Gentry  
Phone: 949-838-3254  
cgentry@keystonepacific.com

### MANAGEMENT CLUBHOUSE HOURS:

**1st, 3rd and 4th Monday 2 to 5 PM**  
**2nd Monday 9-12 AM**

### EVENTS COMMITTEE

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.

# August 2015 REMINDERS

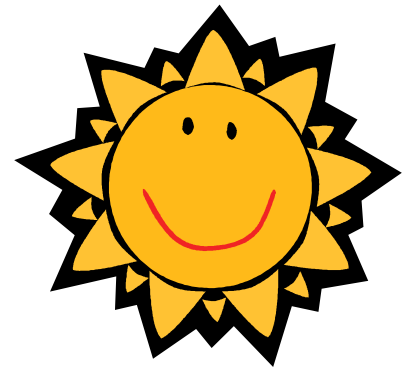
- For after-hours association maintenance issues, please call 949-833-2600 to be connected with the emergency service line. Please call 9-1-1 for life-threatening emergencies.
- **Trash Pick-Up Day - Thursday**  
Please remove trash cans from the common areas by the end of service day
- **Wednesday, September 9, 2015 - Board Meeting @ 6:00 PM**  
Location: Alberhill Ranch Swim Club



## JUNE 10, 2015 BOARD MEETING HIGHLIGHTS

The Board of Directors met on June 10, 2015 and discussed the following items:

- An attorney was present to discuss the development of the area surrounding Alberhill Ranch Community Association
- A homeowner was appointed to the Events Committee
- Approval of the March 11, 2015 General Session Minutes
- Approval of the February, March and April Financial Statements
- Approval of the Reserve Study showing the Association to be over 100% funded
- Rolled over Reserve CDs for a new one year term
- Approval of the Annual Maintenance Inspection
- Lien's were placed on delinquent accounts
- Budget for Alberhill Events were created
- Signs were approved to be installed throughout the community
- Discussion of Security Camera Installation at the Pocket Park
- Gate Committee was implemented to be responsible for research for installed vehicle access gates at all three entrances



Please join the community at the next General Session Meeting that will be held on Wednesday, September 9, 2015 at 6:00

## NEW MANAGEMENT ON-SITE HOURS

The new Community Association Manager is Danielle Curran, Danielle works out of the corporate office in Irvine.

- Please make a note of the following hours that Danielle will be in the Alberhill Ranch Swim Club
- 1st, 3rd and 4th Monday of the month from 2-5pm and 2nd Monday of the month from 9-12am.
- Danielle will be happy to help all Homeowners and Residents with keyfob issues, clubhouse reservations, architectural questions or any concern you have with the Community.
- Please also feel free to contact Danielle via email at [dcurran@keystonepacific.com](mailto:dcurran@keystonepacific.com) or by phone (949)430-5802.



## 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](http://www.kppmconnection.com).

### 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