

September 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 on your calendars!

- Saturday, September 12, 2015: MOVIE NIGHT. Please bring your kids to a fun movie night at the pool on September 12, 2015. Feel free to bring your own chairs and snacks. Popcorn will be served.
- Saturday, September 26 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 PM on the 1st, 3rd and 4th Monday and 9 AM -12 PM on the 2nd Monday of each month. If you are unable to purchase tickets during these dates and times, please contact Management, at dcurran@keystonepacific.com, so other arrangements can be made.
- Saturday, October 10, 2015: LAST MOVIE NIGHT OF THE SUMMER. 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. Nachos will be served.

## MANAGEMENT ON-SITE HOURS

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

- 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 or by phone (949)430-5802.



## WHY IS MY NAME NOT ON THE LIST AT THE POOL?

There are a few possible reasons your name may not be on the list:

- You have purchased your home within the last year and the prior homeowner is on the list
- The Developer did not provide the key fob application at the close of escrow.
- You are a tenant and your landlord has not added you to the list.
- The rear yard of your home does not have an approved rear yard architectural application and your key is deactivated.
- Your address has on going violations and your key is deactivated.
- Your account has past due assessments and your key is deactivated.

### 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:

**David Washington**  
Phone: 949-838-3254  
dwashington@keystonepacific.com

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

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

### CLUBHOUSE RESERVATIONS and POOL FOBS:

David Washington  
Phone: 949-838-3254  
dcurran@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.

# September 2015 REMINDERS

- **Keystone Pacific Closed in Observance of Labor Day - Monday, September 7th**
- **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  
4100 Gina Lynne, Lake Elsinore, CA

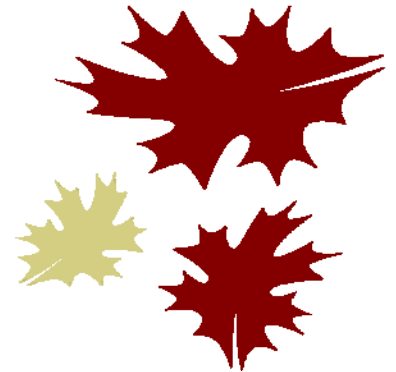


## SIGN UP FOR THE ACH PROGRAM

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 949-833-2600 or send an e-mail to [customer care@keystonepacific.com](mailto:customer care@keystonepacific.com) to request an ACH application.

## A MEMBERS RIGHT TO PRIVACY

California Civil Code allows a member to request to be removed from the membership list to prevent release of their private contact information to a member requesting the membership list. In order to opt-out of the membership list, you must notify the Association **in writing**. If you choose to opt-out of sharing your name, property address, email address and mailing address under the membership list, the opt-out designation shall remain in effect until changed by you, by **written** notification to management. If you wish to opt-out, please complete the Opt-Out Form on our website at: <http://www.kppm.com/forms/opt-out.php>.



## ARCHITECTURAL PROCESS

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

- Please note that there is a \$300.00 review fee/refundable deposit is due at the time of submittal. This 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), photos and brochures to [architectural@keystonepacific.com](mailto:architectural@keystonepacific.com) or they can be mailed to or dropped off at the Temecula office located 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.

### IMPORTANT AREA NUMBERS:

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

**Crime Prevention:** (800) 782-7463

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

**City Services:** (951) 674-3124

**Trash & Graffiti:** (951) 245-3186

**Fire Department:** (951) 674-2161

**Animal Control:** (951) 674-0618

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