

November 2015

ALBERHILL RANCH

www.alberhillranchhoa.org

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

COMMUNITY EVENTS POSTPONED

The remaining 2016 Community Events have been postponed until further notice. If you are interested in serving on the Events Committee to plan future events, please contact Management at dcurran@keystonepacific.com.

MANAGEMENT ON-SITE HOURS

Please note, until further notice, Keystone Pacific Property Management, Inc. will not have a Manager onsite during the scheduled hours on Monday from 2-5 pm for disbursement of key fobs. Future staffing of the office will be reviewed with the Board of Directors at the December meeting. Should you need a key fob, please mail a check in the amount of \$50.00 made out to Alberhill Ranch Community Association to Keystone Pacific Property Management, Inc. Attn: Alberhill Ranch, 16775 Von Karman Ave, Ste 100, Irvine, CA 92606.



KPPM CONNECTION

The KPPM Connection is an online tool that offers enhanced homeowner services.

Using the portal, you can:

- Make Online Payments
- View Current and Previous Statements and Billing Inserts
- Print Account History Reports
- Update Enhanced Email Notification Features



Using your smartphone, please scan the QR code below or visit www.kppmconnection.com. Please log in using your account online email address and password. If you have not registered, please have your billing statement available to enter in the required information. If you need assistance, please contact Customer Care at (949) 833-2600.

KEYSTONE PACIFIC OFFICE CLOSED

The Keystone Pacific Corporate Office will be closed on November 26th and 27th for the observance of the Thanksgiving Holiday.



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, December 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

customer@keystonepacific.com

CLUBHOUSE RESERVATIONS and POOL FOBS:

David Washington

Phone: 949-838-3254

dcurran@keystonepacific.com

MANAGEMENT CLUBHOUSE HOURS:

Closed until further notice

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.

NOVEMBER 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, December 9, 2015 - Board Meeting @ 6:00 PM
Location: Alberhill Ranch Swim Club
4100 Gina Lynne, Lake Elsinore, CA
- Keystone Pacific's Corporate Offices will be closed in observance of the Thanksgiving holiday on November 26th and 27th

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 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.

**If you wish to obtain an architectural application or the complete architectural guidelines, please contact Management.

IMPORTANT AREA NUMBERS:

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

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

Trash & Graffiti: (951) 245-3186

Crime Prevention: (800) 782-7463

City Services: (951) 674-3124

Fire Department: (951) 674-2161



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>.

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.

