

JANUARY 2016

# ALBERHILL RANCH

www.alberhillranchhoa.org

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



## HAPPY NEW YEAR EVENTS COMMITTEE HAS BEEN APPROVED AND FUNDED

I would like to announce that at the Board of Directors meeting on December 10, 2015, the Board ratified and approved the new Events Committee Charter for 2016. A big thank you to Steve Martin for drafting and proposing the charter and the 2016 events budget. This is a new beginning for the Alberhill Ranch community, and a chance for every resident to take part in the planning, coordinating and holding events in the community for the coming year. The Board wishes to thank Steve Martin and Vanessa Macias for volunteering to become the first two Events Committee members. Another member needs to be chosen and Steve and Vanessa urge you to come to the first meeting in January to see what this is all about. All residents are welcome to attend any of the meetings. A copy of the charter can be obtained from the HOA website under the committee section. Also, a date will be posted very soon for the first meeting to elect the chairperson and begin planning the events for the coming year.

FOR MORE INFORMATION CONTACT:  
STEVE MARTIN @ 951-283-8982

### 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, March 9, 2016**

6:00 PM

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 951-491-6866.*

### ASSOCIATION MANAGER:

**Michelle Stanovich**

Phone: 951-491-6865

mstanovich@keystonepacific.com

**Emergency After Hours: 949-833-2600**

### COMMON AREA ISSUES:

**Alyssa Ripperger**

Phone: 951-491-7362

aripperger@keystonepacific.com

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

Phone: 949-833-2600

customercare@keystonepacific.com

### CLUBHOUSE RESERVATIONS and POOL FOBS:

**Alyssa Ripperger**

Phone: 951-491-7362

aripperger@keystonepacific.com

### MANAGEMENT CLUBHOUSE HOURS:

**Closed during the winter months;  
the Board will be discussing the  
Management on-site hours for the  
Summer months at the March 2016  
Board Meeting.**

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# JANUARY 2016 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, March 9, 2016 - 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 New Year's holiday on December 31, 2015 and January 1, 2016



## NEW COMMUNITY MANAGER!

Michelle Stanovich is the new Community Manager, and can be reached at (951) 491-6865 or at [mstanovich@keystonepacific.com](mailto:mstanovich@keystonepacific.com). Work orders may be placed through the Temecula Office Associate, Alyssa Ripperger, at (951) 491-7362 or at [aripperger@keystonepacific.com](mailto:aripperger@keystonepacific.com).



## HOLIDAY DECORATIONS

Please be reminded, that any Holiday decorations may not be placed in the Association Common Area and must be removed before **January 15, 2016.**



## WINTER PROPERTY MAINTENANCE REMINDER

- Inspect for any leaks since we are expecting heavy rains this winter season.
- Clear roof gutters and downspouts of any debris. Check drainage to make sure that winter rains do not cause flooding problems.
- Also, please take a moment to check the exterior of your home. You should consider painting anything that looks weather-beaten or faded. This will help preserve the components of your home, as well as improve the look of your home, and the entire community as well!



## Courtesy Counts

As a new year begins, remember that courtesy can only help a situation. Please be respectful of others in the community by controlling your pets' actions, including picking-up after them; keep a watchful eye out and report vandalism, and abide by noise and parking ordinances. Let's keep Lake Elsinore a great city to live in and Alberhill Ranch a beautiful community!!!

**Here's to a Prosperous 2016!**

## A Brighter, Better New Year

Happy, Happy New Year!  
We wish you all the best,  
Great work to reach your fondest goals,  
And when you're done, sweet rest.  
We hope for your fulfillment,  
contentment, peace and more,  
A brighter, better new year than you've  
ever had before.

*By Joanna Fuchs*