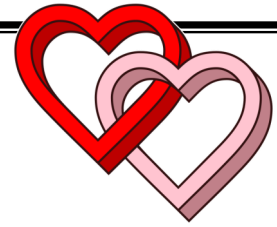


FEBRUARY 2016

ALBERHILL RANCH

www.alberhillranchhoa.org



Professionally Managed by Keystone Pacific Property Management, Inc. - 41593 Winchester Rd., Ste. 113, Temecula, CA 92590

Are you ready for El Nino?

They are expecting heavy rain fall this winter. Are you ready? Here are some tips on how to prepare:

- Clean all rain gutters thoroughly, ensure your irrigation is draining away from your home structure, and have the contact number handy of a reliable contractor should you need help securing your property. If you have bare dirt areas be sure to take steps to prevent erosion, and fill in any holes you may have on your property to avoid them filling with rainwater and becoming stagnant.
- Make an itemized list of personal property, which includes clothing, furnishing and valuables. Take photographs of your home, both inside and out, and store in a safe place. This will help an insurance adjuster to settle any claims and to help prove uninsured losses.
- Form an evacuation plan. While a flood might not be likely, it is better to be safe than sorry. All families should have an evacuation plan for any unplanned emergencies, including floods, fires and earthquakes.
- Prepare a cache of emergency supplies. This includes keeping a set of emergency cooking equipment, food, fresh batteries, flashlights and portable radios in good working order. If your area is prone to flooding, keep a steady supply of plywood, plastic sheeting and sandbags handy.
- Purchase flood insurance ahead of time. Often, flooding is not covered under national disaster insurance, and will require a separate insurance policy specifically for flooding.

By following these steps and other tips you may find on the internet, as well as keeping up to date on the latest El Nino developments, you and your family will be prepared for anything the winter weather brings!

DON'T FORGET TO OBTAIN APPROVAL FIRST!

Our governing documents require that the Association approve all proposed architectural changes to the exterior of your home (this includes landscaping, concrete, and structural changes) *before* any work is started. Please contact Management if you need an application.

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

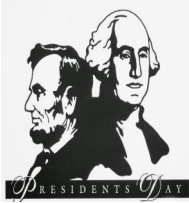
MANAGEMENT CLUBHOUSE HOURS:

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.

www.alberhillranchhoa.org

FEBRUARY 2016 REMINDERS

Keystone Pacific Closed in Observance of President's day on Monday, February 15th. For after-hours association maintenance issues, please call 951-491-6866 to be connected with the emergency service line. **Please call 9-1-1 for life-threatening emergencies.**



Please make sure you are watching your speed while driving through the community, we want to ensure our streets are safe for our kids.

Trash Pick-Up Day - Thursdays

Let us be grateful to people who make us happy, they are the charming gardeners who make our souls blossom.
~ Marcel Proust



Holiday Decorations Reminder...

We hope everyone has removed their decorations by now, but if not, please make plans to do so ASAP to avoid violation letters and/or fines. Thank you!

Commonly Asked Questions and Answers

1. **Question:** What is a reserve study?
Answer: A reserve study lists and analyzes the major replacement components of an association and provides the life expectancy of the component, the remaining life, the cost of replacement for the current year and the projected cost of replacement in the future. The reserve study provides a picture of how well the reserves are funded and provides recommendations for future funding in order that the Association may have the funds available at the time major replacement is necessary. Typically, the reserve study will include items that have more than one year of life and are not included as monthly or annual operating expenses. Painting, mailbox structure replacement and wrought iron replacement, etc. are all examples of what could be included in a reserve study.
2. **Question:** When are taxes due to be mailed out?
Answer: The Association must mail out taxes no later than 75 days following the fiscal year end. The Association must pay taxes on interest earned on any interest bearing accounts or CD's.
3. **Question:** Is an audit required?
Answer: If the Association has collected less than \$75,000 during the year, it must prepare a financial report. If more than \$75,000 is collected, an accountant must be retained to review the annual report and an audit is recommended. The Association must mail an annual report or audit no later than 120 days following its fiscal year end.

The above items are just a few of the civil code requirements of an Association. Other civil code mandated items that you will see addressed on meeting agendas include annual election and budget mailers. If you have any questions regarding the above, please contact Management.

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