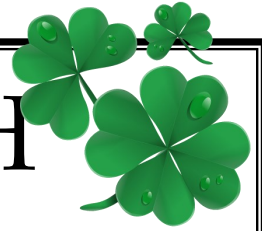


MARCH 2016

ALBERHILL RANCH

www.alberhillranchhoa.org



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

EXTERIOR PAINT REMINDER

Alberhill has just celebrated its ten year anniversary! Unfortunately for some, it looks as though it's been that long since homes were painted. Please check your garage doors, entry doors, shutters and trim. You should consider painting anything that looks weather-beaten or faded. This will help preserve not only the look of your home, but the entire community as well. It's really amazing what a fresh coat of paint can do for your home!

Management will be sending violation letters this spring asking homes to paint. Please try to avoid these violation letters and fines, and work on getting that touch up painting completed.

If you plan to vary from the original paint scheme, an architectural application is required.

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

It's Election Month! What is the IRS Revenue Ruling?

The Association is a non-profit organization. To comply with the IRS Revenue Ruling, if the Association has a surplus of funds at the budget year end, the membership needs to vote to apply any excess funds to replacement funds (reserves) or next year's budget to reduce potential tax liabilities.

Please make sure to indicate on your ballot for the March 9th election if you are for, against or wish to abstain on this matter.

MARCH 2016 REMINDERS

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

St. Patrick's Day

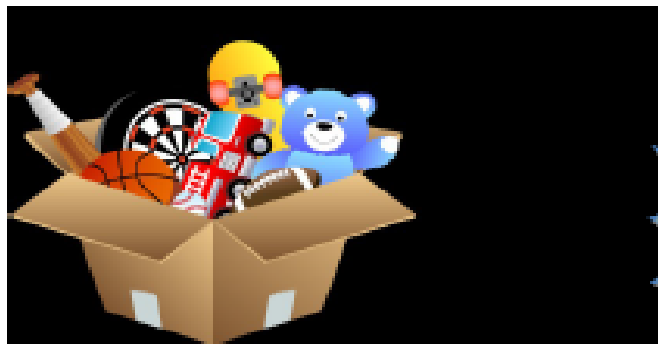
"St. Patrick's Day is here, you see.
 We'll pick some shamrocks, one, two, three.
 We'll count the leaves and look them over,
 And maybe find a four-leafed clover.
 I'll sew green buttons on my vest,
 Green for St. Patrick is the best.
 I'll wear a green hat, very high,
 And dance a jig--at least I'll try!"
 - Author Unknown

!!!Community Yard and Craft Sale!!!

When: April 9th, 2016 From: 8am-noon

Where: Alberhill Ranch Community

What: Anything! Crafts, Furniture, Clothes, anything that you want to try and sell.



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

DON'T FORGET TO OBTAIN APPROVAL FIRST!

The CC&R's 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.