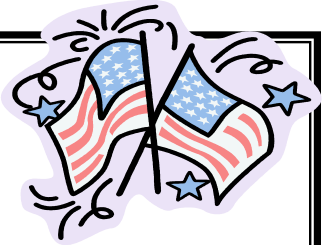


JULY 2016

# ALBERHILL RANCH

www.alberhillranchhoa.org



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

## Summer Family Movie Night

### Extravaganza!!!!

At our HOA pool area- you can swim and watch Zootopia at the same time on a huge projector!

July 23<sup>rd</sup> 6pm-10pm

From 6pm-8pm we will have a:

Jumper and slide

Face painting

Caricature artist

Balloon artist

Pizza, snacks (nachos and pop corn), and beverages



#### BOARD OF DIRECTORS:

**President:** Tom Tomlinson  
**Vice-President:** Kevin Beals  
**Treasurer:** Scott Thayer  
**Secretary:** Teresa Kirpluk  
**Member-at-Large:** Paulie Tehrani

#### NEXT BOARD MEETING:

**July 13, 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  
customer@keystonepacific.com

#### CLUBHOUSE RESERVATIONS and POOL FOBS:

**Alyssa Ripperger**  
Phone: 951-491-7362  
aripperger@keystonepacific.com

[www.alberhillranchhoa.org](http://www.alberhillranchhoa.org)

#### Recreational Vehicle Owners:

Please be reminded of the 72 hour parking rule. RVs should be parked for loading and unloading purposes only.

## JULY 2016 REMINDERS

**Keystone Pacific will be closed in observance of Independence Day: Monday, July 4, 2016.**

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 no later than Friday morning so they are not visible from the street view.



## Renting the Clubhouse

Please be advised that renting the Clubhouse requires special event insurance be provided to Management. This coverage is required to protect the Homeowner and Association from any damages that may result from a party.

Some homeowner's policies will have this type of insurance available at no cost to the policy holder. If yours does not, it must be purchased from another company, and in the property owner's name who is renting the clubhouse.

## WEEDS:

Lawn weeds are the No. 1 thing that's not on any homeowner's wish list. No one wants to endure the battle of the annual bluegrass or the invasion of creeping Charlie. Weeds find their way into your yard through many means. Wind, birds, your lawnmower and even your feet can ferry weed seeds. The soil itself contains weed seeds, many of which remain viable for over 50 years. The question isn't if you'll have weeds to deal with, but rather *when* weeds will appear. Learn what familiar weeds reveal about your lawn's growing conditions and how you can control them!

<http://www.diynetwork.com/how-to/outdoors/gardening/tips-and-tricks-for-eliminating-lawn-weeds-pictures> :



To know a weed is to learn about your garden – and to understand how to combat it!

Weeds tell a story....

- Type of soil - some prefer certain soil characteristics
- Available light
- Soil nutrient levels (low or high)
- Watering practices
- Cultivation practices - how much the soil is disturbed
- And many other things

© Project SQUAD



HAVE YOU SUBMITTED YOUR PLANS FOR REAR YARD INSTALLATION?  
HAS THE WORK BEEN COMPLETED?  
HAVE YOU SUBMITTED YOUR NOTICE OF COMPLETION WITH PHOTOS?  
DID YOU RECEIVE YOUR DEPOSIT REFUND?

If you answered NO to any of the above, please contact Management so that we can assist you with completing this process.