

AUGUST 2016

ALBERHILL RANCH

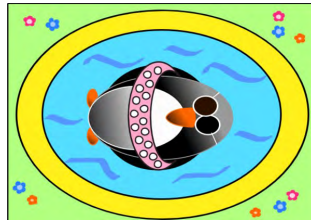
www.alberhillranchhoa.org

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

POOL UPDATES:

The summer is drawing to a close, but the pool is still being heavily utilized. We could really use the community's assistance with ensuring proper behavior and making sure things are running smoothly. Please be sure residents and guests remember the following rules (and common courtesy) when visiting the pool.

1. No smoking or alcohol
2. No running or 'horse play'
3. No fighting / making threats to others
4. No glass bottles or glass containers
5. PICK UP TRASH AND DISPOSE OF PROPERLY
6. No radios or loud music
7. Swim attire only – no street clothes
8. Swim diapers required for children who are not potty trained
9. Gates are to remain closed and locked
10. No pool access after hours



Check Plant Material:

There may be plants or trees in front of your home that you thought were 'dormant' in the winter. Now that summer is in full swing, if there still aren't any leaves on those trees or shrubs, it's probably time to have them removed. Cleaning up dead plant material is a great way to give your home a quick make-over. Top it off with planting some colorful flowers for great curb appeal!

Dog Barking:

Often dogs bark, howl or whine when the owners are away from home. Please make sure your animals are not disturbing your neighbors throughout the community. Please take necessary steps to prevent your dogs from excessive barking.

Pests/Rodents:

Summer time brings out many pests, including rodents. Make sure that all pet food is kept covered, vents are closed with mesh or wire and trees and shrubs are trimmed away from your home.

BOARD OF DIRECTORS:

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

NEXT BOARD MEETING:

September 14, 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-care@keystonepacific.com

CLUBHOUSE RESERVATIONS and POOL FOBS:

Alyssa Ripperger

Phone: 951-491-7362

aripperger@keystonepacific.com

www.alberhillranchhoa.org

AUGUST 2016 REMINDERS

Keystone Pacific After Hours

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.

COMMUNITY LIVING

Membership Means Organization

Rules & Regulations—Your Community Association is a non-profit corporation registered with the State of California. As such, it is managed by a Board of Directors who oversee the maintenance and operation of all common areas and facilities. The Board is responsible for governing the Association in accordance with the CC&R's, Bylaws, and the Articles of Incorporation.

What are the CC&R's? - Basically, the Covenants, Conditions, and Restrictions (CC&R's) are the legal documents that determine the guidelines for the operation of your community as a non-profit corporation. These guidelines are included in the title to your property and cannot be changed without proper action by the Board or by a vote of the Community Association Members. All homeowners must comply with the CC&R's. Failure to do so may result in fines.

What are Bylaws? - The Bylaws are the guidelines for the actual operation of your Community Association. The Bylaws define the duties of the various offices of the Board, terms of the Directors, the members' voting rights, required meetings, and other items necessary to run the Association as a corporation.

Are There Other Rules? - From time to time, rules will be adopted by the Board. These rules are meant to protect the living environment of your community, and may involve guidelines regarding parking and vehicles, pets, pool use hours, etc. Since the common areas are owned and maintained by the association, any intended changes or modifications must meet the approval of the Board.

Membership Means Cooperation

Assessments—Maintaining and operating your common areas and facilities requires funds. These funds are collected from you in the form of assessments levied against your home. In addition, these monies provide for a reserve fund to offset future capital expenses.

What If You Don't Pay Your Assessments? - Payments received after the first of the month are subject to a late charge. Billing is a courtesy, not a requirement; failure to receive a statement does not negate legal responsibility to pay assessments. Unfortunately, non-payment can lead to legal proceedings.

Membership Means Participation

Making Your Community Work—Since your Community Association is a corporation by law, the Board of Directors is required to oversee its' business.

Most Frequent Rules Violations

- Making an exterior improvement WITHOUT prior written approval of the Architectural Committee
- Parking (Not utilizing proper areas for parking, RV parking)
- Lawn Maintenance (weeds, mow/edging, tree trimming, removing dead plant material)
- Trash Can Storage (cannot be in view of the street)
- Failure to touch up paint on faded/chipped areas of the home

The Board is responsible to enforce the CC&R's and Rules.

You can make a difference — Thank you!