

ALBERHILL RANCH

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

*Every leaf speaks bliss to me,
Fluttering from the autumn tree.
~Emily Bronte*



RENTAL HOMES

If you are renting out your home, please be sure to provide a copy of the rules and regulations to your tenants when they move in. It is the responsibility of the **homeowner** to make sure that tenants follow the Association's Rules and Regulations and the provisions of the Governing Documents.

Ultimately, it is the homeowner that will be mailed violation notices, called to a hearing and imposed fines if their tenant is not obeying the rules of the community. If you need a copy of any Association documents, please send your request, in writing, to mstanovich@keystonepacific.com.



New Architect Reviewer!

At the September meeting, the Board will be ratifying the approval of a new architect reviewer. We appreciate everyone's patience during this transition, and are happy to report that review times will be much shorter moving forward.

If you have not completed the rear yard installation process and required paperwork, please make sure you do so promptly to avoid receiving violation notices and/or fines.

Until your rear yard is completed, make sure you are removing all weeds and take measures to prevent erosion.

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

SEPTEMBER 2016 REMINDERS:

Keystone Pacific will be closed on Monday, September 5th: For after hours emergencies, please call (949) 833-2600 to be connected to emergency service. *Please call 9-1-1 for life threatening emergencies.*

Trash Collection Day: THURSDAY

Please remove trash cans from view of the common area after collection.

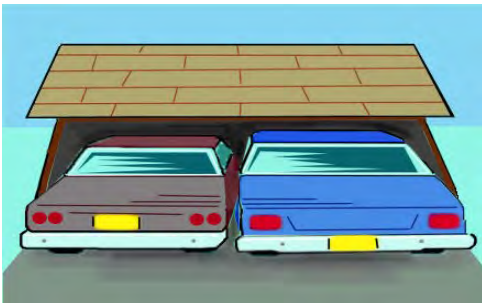
Remember to remove weeds and dead plant material from your lawn, and trim any overgrown plants, shrubs and trees.

COMMON AREA REQUESTS

Please contact Alyssa Ripperger at 951.491.7362 or via email at aripperger@keystonepacific.com to report any common area maintenance needed (i.e. leaking sprinklers), key fob requests, and clubhouse reservations.

Planning an exterior modification to your home? Alyssa can send you the required architectural paperwork also.

Keystone works as a team to help serve you better!



DRIVEWAY AND GARAGE PARKING

The Board would like to remind all homeowners and their tenants, that every effort should be made to park inside your garages and on the driveway. Garages are meant for vehicle parking and not for storage. It would also be appreciated for residents to park in front of your own lot and avoid parking in front of your neighbors' homes.

ADDRESS NUMBERS

Please take a moment to make sure that your address number is not covered up by any decorative flags, light fixtures or landscaping such as ivy or shrubs. It is a good idea to have your address numbers readily visible should any emergency vehicles (fire, ambulance or police) need to locate your house in an emergency. Seconds can count!



ROOF INSPECTIONS



Homeowners should inspect their roofs on an annual basis for cracked, missing and broken tiles. The felt underneath your roof tiles should be inspected by a professional to ensure that the material has not degraded. Investing a few hundred dollars in a roof inspection can potentially save you thousands in roofing repairs and internal damage in the future.