

DECEMBER 2016

ALBERHILL RANCH

www.alberhillranchhoa.org

Happy
Holidays!

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

JOIN US FOR THE DECEMBER MEETING!

We are making some exciting changes at Alberhill, and we encourage homeowners to come get involved! At the December 14th meeting, an electronic sign vendor will be present to discuss options for the large LED meeting sign that has been requested. We will also be discussing the clubhouse remodel, patrol services and recent landscaping improvements.

We are working towards improving the common areas, are you doing your part to ensure a beautiful community? Please make sure yards are trimmed with no weeds or dead plant material, dirt areas must be covered to prevent erosion, and any faded or chipped painting must be addressed. Thank you very much Alberhill residents for helping to secure your property values!

FAMILY VISITING FOR THE HOLIDAYS?

As the holiday season approaches, we would like to remind everyone about parking within the community. During this time of year, many people have get-togethers with family and friends. This creates a lot of extra vehicle traffic on the streets. Please be courteous to your neighbors. Most likely, they will have family visiting also. Please utilize your driveway for parking as much as possible. This will create more room for everyone!



*"Blessed is the season which engages
the whole world in a conspiracy of
love."*

- Hamilton Wright Mabie

BOARD OF DIRECTORS:

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

NEXT BOARD MEETING:

December 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:

Gina Privitt
Phone: 951-491-7362
gprivitt@keystonepacific.com

BILLING QUESTIONS/ ADDRESS CHANGES/ WEBSITE LOGIN:

Phone: 949-833-2600
customer@keystonepacific.com

CLUBHOUSE RESERVATIONS and POOL FOBS:

Gina Privitt
Phone: 951-491-7362
gprivitt@keystonepacific.com

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Keystone Pacific will be closed from 1pm on December 22nd through December 26th. 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 Collection Day: THURSDAY
Please remove trash cans from view of the common area after collection.

Curb Appeal Counts! Remember to remove weeds and dead plant material from your lawn, and trim any overgrown plants, shrubs, turf and trees.



SIGN UP FOR COMMUNITY E-NEWS

Sign up to receive news and updates pertaining to our community association via email. To sign up, please register from the "Update My Profile" page once you have logged into your billing account at www.keystonepacific.com.

SIGN UP FOR THE ACH PROGRAM

Save time and money and never miss a payment again! Sign up to have your assessment payments automatically debited from your checking or savings account. Please call Customer Care at 951-491-6866 or send an e-mail to customer care@keystonepacific.com to request an ACH application.

DESIGNATE A DRIVER!

The Holiday season is a festive time to enjoy the company of family and friends. Keep your celebrations safe and ensure the safety of those you care about by designating a driver to help out those who have had too much to drink. If hosting a party, consider taking on the added responsibility to provide transportation, keep the phone number to a cab company handy, or install a Lift or Uber app on your phone.

Have a safe and happy celebration!

HomeWiseDocs.com

Keystone Pacific is pleased to announce our partnering with HomeWiseDocs.com, a third party online document, data delivery and communication service. HomeWiseDocs will facilitate all escrow and lender resale demand service requests. They will provide reliable, around-the-clock online access to all association documents and association information that is necessary to lenders, closing agents, real estate professionals and homeowners. To obtain information, please contact:

Online Chat at www.homewisedocs.com

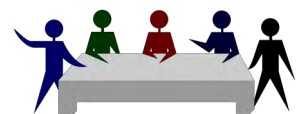
Help Desk: 866.925.5004 x 1

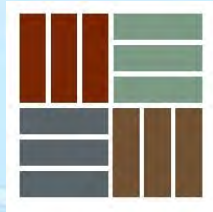
e-mail: info@homewisedocs.com

ANNUAL MEETING AND ELECTION

The Annual Meeting and Election will be held in March 2017, at which time two (2) seats will be up for election. Please remember to submit your ballots upon receipt so we may achieve quorum!

If you are interested in serving on the Board, please fill out the enclosed Candidacy Statement and return it to mstanovich@keystonepacific.com by December 31st.





Alberhill Ranch

Community Holiday

Decoration Contest

First Place:\$140.00

Second Place:\$80.00

Third Place:\$30.00

Judging will take place

Friday, December 23rd

**APPLICATION FOR CANDIDACY
FOR THE BOARD OF DIRECTORS**

Dear Homeowner:

The Annual Election will be held in March 2017. If you are interested in serving on the Board, please complete this application and return it to KEYSTONE PACIFIC PROPERTY MANAGEMENT, INC. at the office address displayed below. The deadline to submit is on **February 22, 2017**.

Please type in the information requested below.

NAME: _____

(Please note: Be sure to complete and return verification information on page 2 of this application)

**Candidacy statement needs to be kept to one page.*

WHY WOULD YOU LIKE TO SERVE AS A BOARD MEMBER?

WHAT IS YOUR BACKGROUND?

WHAT IS YOUR VISION FOR THE COMMUNITY?

WHAT WOULD YOU LIKE TO ACCOMPLISH DURING YOUR TERM OF OFFICE?

(Per Civil Code, this form will be sent with the election materials, as submitted)

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Professionally Managed by: Keystone Pacific Property Management, Inc.
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Tel (949) 833-2600 · Fax (949) 833-0919 · www.keystonepacific.com

**APPLICATION FOR CANDIDACY
FOR THE BOARD OF DIRECTORS**

HOMEOWNER VERIFICATION INFORMATION

NAME: _____

ADDRESS: _____

WORK PHONE NUMBER: _____

HOME PHONE NUMBER: _____

CELL PHONE NUMBER: _____

E-MAIL ADDRESS: _____