

JANUARY 2017



# ALBERHILL RANCH

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

## TIPS TO KEEP YOUR NEW YEAR'S RESOLUTIONS

The new year has arrived, and you have already drawn up your resolutions. Now, how to stick to your plan?

1. Put it all on paper. Write your resolutions down, and keep them in an accessible place as reminders - tape them to your mirror, write them in a journal or put them on your refrigerator door.
  2. Mark your calendar. Set deadlines for yourself to tackle each step toward reaching your goal, one at a time.
  3. Start as soon as possible. Go out and purchase the necessary equipment or literature; call now and set up an appointment with your dentist, your doctor, your trainer, your accountant....
  4. Find a role model. Is there anyone who has succeeded in fulfilling an ambition like yours? Look to this person as a reminder that it is possible to achieve your goal.
  5. Check your progress regularly, and give yourself an occasional reward for your efforts. Make sure the reward isn't contrary to your resolution; celebrate a cigarette-free month with a weekend trip or a new outfit, not with a cigarette!
  6. Inform friends and family of your goals, and recruit them to regularly remind and support you in your endeavors.
- Tip: *\*\*\*Don't sweat the setbacks; persistence is the key\*\*\****

## DON'T FORGET TO OBTAIN APPROVAL FIRST!

Our governing documents require that the Association approve all proposed architectural changes before any work is started. The importance of this requirement cannot be overstated when you consider the reason for such a restriction. Membership in a community association requires compliance to pre-existing conditions and regulations. One of the biggest advantages of these conditions is the protection of our property values. The value of your home is directly related to the condition, appearances and aesthetics of our community as a whole. By regulating the kind and types of architectural changes that can be done, our Association is better able to maintain our property values. Getting our Association to approve all proposed architectural changes is not just a good idea to protect your investment, *it is a requirement!* If you have any questions, please do not hesitate to contact our Association Manager.

## BOARD OF DIRECTORS:

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

## NEXT BOARD MEETING:

**March 8, 2017**

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  
customercare@keystonepacific.com

## CLUBHOUSE RESERVATIONS and POOL FOBS:

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

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

**In Observation of the holidays, Keystone Pacific Will Be Closed on Monday, January 2nd**  
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: Trash cans should be stored out of view of the common area / street.**

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

## **ANNUAL ELECTION REMINDER:**

**Don't forget to send in your ballot when it arrives in February!**

### 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.



## **HOLIDAY DECORATIONS**

Please be reminded, that any Holiday decorations must be removed by January 15th, 2017.



## **CHRISTMAS TREE DISPOSAL**



Christmas tree collection will begin on December 26th for a two week period through January 2017. Please remove all ornaments, lights, stands, and cut the tree in half if over 6 feet tall. If possible, please place your tree bottom first and upright in your green waste container. If you cannot use the green waste container or do not have one, place your tree curbside on your service day and the tree collectors will come by in a separate truck, there is no need to call the office.

## **ACCOUNT & EMAIL REGISTRATION**

Periodically, it is necessary for Management to contact individual homeowners for emergencies, and or send out e-blasts, via email, to disseminate various information. So please take a few moments to review your online account profile, by going to [www.keystonepacific.com](http://www.keystonepacific.com), and make any necessary updates to your current contact information. **Once you have logged in make sure to select the option that grants permission to receive various announcements via email.**

If you have not already registered and or created an account, please take the time to do so, by going to [www.keystonepacific.com](http://www.keystonepacific.com). This will ensure that you will not miss any information that the Association may send out via email. Be sure to have an account statement handy when logging on to create your profile. **Reminder: once you have logged in make sure to select the option that grants permission to receive various announcements via email.**

The Alberhill Ranch Community Association appreciates your assistance with updating the Membership contact information.