

FEBRUARY 2017

ALBERHILL RANCH

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

We All Contribute To Community Safety

Because we live within a community association, the potential to solve the kinds of problems that plague individual homeowners is very good. Take community safety for instance. An individual homeowner can do very little to deter a burglary other than hire an outside security company to install an alarm, which will notify the authorities *after* the break-in has occurred. More often than not, there is no way to communicate with their neighbors about security issues, there are no Neighborhood Watch Programs, and the community is lacking in any enforceable rules and regulations that prohibit unauthorized parking and/or guests... all of which effectively deter residential burglary and crime.

As residents of a community association, you are given the opportunity to communicate with your neighbors (this newsletter is a good example), form a Neighborhood Watch Program, and benefit from community rules that our Board of Directors ensures are enforced.

The only thing that keeps us from taking control of our community and eliminating vandalism, burglary and other community-based crime is 100% participation by all of the members of our community.

If we all kept an eye out on our neighbor's house while they are away, reported suspicious activity and/or persons, and complied with our rules & regulations, then we would virtually eliminate the causes of neighborhood crime.

It can be easy to complain about the restrictions and lack of personal freedoms that living within a community association entails. Instead, we should be focusing on *how* we can use our association to help improve the quality of our lives. Let's start focusing on the positives... and working together to preserve community safety. It is a great place to start!

Happy
Valentine's
Day

Every house where love abides
And friendship is a guest,
Is surely home, and home sweet home
For there the heart can rest.

~ Henry Van Dyke

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

In Observation of President's Day, Keystone Pacific Will Be Closed on Monday, February 20th

For after-hours association maintenance issues, please call 949-833-2600 to be connected with the emergency service line.



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! We need your help to achieve quorum!

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.



COURTESY COUNTS

As a new year begins, remember that courtesy can only help a situation. Please be respectful of others in the community by controlling your pets' actions, including picking-up after them; keep a watchful eye out and report vandalism, and abide by noise and parking ordinances. Let's keep Lake Elsinore a great city to live in and Alberhill Ranch a beautiful community!

EXPEDITING YOUR REQUEST OR CONCERN

Management would like to make sure all homeowners have key tips in order to expedite your maintenance request, concern or emergency:

- Please put your request in writing via email whenever possible.
- Email photos when possible as well. Photos enable us to get a clear picture of the location and extent of the issue needing to be addressed.
- Please indicate your Association "Alberhill Ranch" in the subject line, and remember to include your full address in the body of the email for reference.
- Provide us with your best contact phone number if the issue is complex and needing special attention. We promise to use the utmost discretion if contact is required.
- Please report issues as soon as you see them. Remember that some vendors called out after 3PM to perform work run into "after hours" expense charges, which can be costly.
- True emergencies will always be treated as such and will be prioritized.

MAILBOX UPDATE:

We appreciate your patience as the mailboxes in the community are scheduled for repair and/or replacement as needed. Due to the increase in vandalism, the Board is looking at replacing mailbox structures with a new vandal resistant style. We will keep homeowners updated throughout the replacement process.



RV REMINDER:

Please be reminded that any boat, trailer, or other recreational vehicle must be stored at an offsite location.