

MARCH 2017



# ALBERHILL RANCH

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

## NEW ASSOCIATION MANAGER!

Your community manager, Michelle Stanovich, has decided to move on from the Keystone Pacific family. Michelle would like to thank the residents of Alberhill Ranch for being a wonderful community to work with!

Moving forward, you may contact Jennifer Alegria for your Association needs; Jennifer can be reached at (951) 491-6862 or at [jalegria@keystonepacific.com](mailto:jalegria@keystonepacific.com).

You may also continue to contact the Temecula Office Associate, Gina Privitt, for common area work orders and requests, at (951) 491-7362 or [gprivitt@keystonepacific.com](mailto:gprivitt@keystonepacific.com).



## REMINDERS:

- **RV Parking** – RV/Trailer/boat parking is not permitted in driveways or on the street in front of your home.
- **Trash cans** – Please place your trash cans behind the side gates and out of view of the common area/street. *Not in your driveways or side yards!*
- **Painting** – Please take a look around your home and touch up that paint. Many garage doors, front doors, wood trim, shutters and side yard gates are still in need of paint.
- **St. Patrick's Day** – Be sure to demonstrate your Irish side and wear green! Always remember to be responsible when



**Spring forward!**  
**Daylight Saving Time begins**  
**Sunday, March 12th at 2:00 A.M.**  
Remember to adjust your clocks  
up one hour before going to bed  
Saturday night.

## 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

*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:

**Jennifer Alegria**

Phone: 951-491-6862

[jalegria@keystonepacific.com](mailto:jalegria@keystonepacific.com)

**Emergency After Hours: 949-833-2600**

## COMMON AREA ISSUES:

**Gina Privitt**

Phone: 951-491-7362

[gprivitt@keystonepacific.com](mailto:gprivitt@keystonepacific.com)

## BILLING QUESTIONS/ ADDRESS

**CHANGES/ WEBSITE LOGIN:**

Phone: 949-833-2600

[customercare@keystonepacific.com](mailto:customercare@keystonepacific.com)

## CLUBHOUSE RESERVATIONS

**and POOL FOBS:**

**Gina Privitt**

Phone: 951-491-7362

[gprivitt@keystonepacific.com](mailto:gprivitt@keystonepacific.com)



**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 Collection Day:  
THURSDAY: Trash cans  
should be stored out of  
view of the street.**



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

## **ASH STREET MAILBOX NOTICE: REPLACEMENT MAILBOXES ARE TO BE INSTALLED!**

Please note that new tamper-proof mailboxes have been ordered for Ash Street. The existing mailboxes are the older style that invite thieves to tamper with your mail—and we want to put a STOP to that! This tamper proof style should assist in reducing the amount of vandalism and mail theft we have been seeing lately. We greatly appreciate residents' patience and understanding as we work on installation and distribution of keys.

## **MARCH 8, 2017 ANNUAL ELECTION**

The Annual Election is scheduled for March 8, 2017. The purpose of the election will to be elect (2) two homeowner members to the Board; each to serve a two year term. Please remember these instructions when voting:

- Fill out Ballot—vote for your choice of directors and on the IRS ruling.
- Place Ballot in the plain white envelope.
- Place plain white envelope in the special brown envelope.
- Write clearly your name and address on the upper left hand corner and then **SIGN IT** under your address.
- Mail it back to Keystone Pacific—the special brown envelope has been addressed and postage is paid.



We need your participation to achieve quorum! If you do not plan on attending the election, please submit your ballot via regular mail.



### *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.

Please make sure to indicate on your ballot for the March 8th election if you are for, against or wish to abstain on this matter.