

APRIL 2017

ALBERHILL RANCH

www.alberhillranchhoa.org



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

Spring is here,
Let's give some cheer!
Flowers bloom, trees grow,
Water falls, winds blow.
Bees buzz, kids play,
Say hooray! Spring is today!



TIPS FOR CREATING A SAFER COMMUNITY

Often times the safest neighborhoods can become victims of crimes. Keeping informed of the potential hazards and watchful eye in the community can make a huge impact on keeping your neighborhood safe.

- Get to know your neighbors. This not only helps to foster a healthy community spirit, but it also helps to protect the neighborhood. Know who belongs and who doesn't.
- Look out for each other. If you know that your neighbor is on vacation or works during the day and see suspicious activity....Call the Police!
- Document what you see! Take a picture, write down the make and model of vehicles and descriptions of individuals.
- Never confront anyone. When in doubt, call the police.
- Protect your valuables. Do not leave electronics or other valuables in your vehicle. If you do, not in plain sight. Lock your car and home. Keep your garage door closed.
- Going on vacation for an extended period of time? Have your mail held at the post office and stop newspaper delivery to your home.
- Having a package delivered? Require a signature or have it delivered to your office or a neighbor that is home during the day.
- Shred documents prior to putting them in the trash/recyclables.

BOARD OF DIRECTORS:

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

NEXT BOARD MEETING:

June 14, 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

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

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APRIL 2017 REMINDERS

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 Pick-Up Day - Thursday
Please remove trash cans from the common areas after this day.

**HAPPY EASTER TO ALL OF OUR
ALBERHILL RANCH RESIDENTS!**

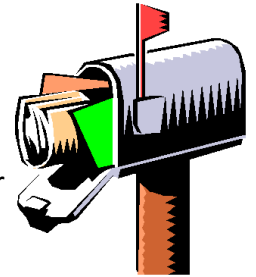


A MEMBERS RIGHT TO PRIVACY

California Civil Code allows a member to request to be removed from the membership list to prevent release of their private contact information to a member requesting the membership list. In order to opt-out of the membership list, you must notify the Association **in writing**. If you choose to opt-out of sharing your name, property address, email address and mailing address under the membership list, the opt-out designation shall remain in effect until changed by you, by written notification to management. If you wish to opt-out, please complete the Opt-Out Form on our website at: <http://www.kppm.com/forms/opt-out.php>.

COMMUNITY UPDATES

You may have noticed that we have installed 10 new cluster mailboxes! Management was on site two times to distribute keys; however, anyone that is still in need of picking up their keys can do so from Keystone Pacific's office at 41593 Winchester Road, Suite 113, Temecula from 9 am to 5 pm. Please remember to bring your identification card or drivers license and proof of address.



Also, don't forget we have the Community Yard and Craft Sale scheduled for Saturday, April 8, 2017! The yard and craft sale will be held from 8 am until noon. There will be crafts, furniture, clothes, etc. Please see attached flyer for details. We hope to see lots of participation in this event!

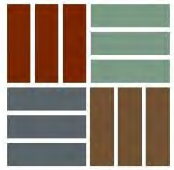
Unfortunately, the annual election did not achieve quorum. Please remember to submit your ballot if you have not already done so. If you require another ballot, please contact Management. We need your vote!



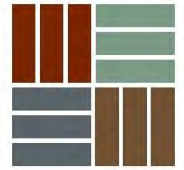
LAWN MAINTENANCE

April showers bring May flowers... and weeds? Thanks to the recent rains and warm weather, spring has sprung and so have the weeds! Please make sure to remove all weeds in your lawn, planters and cracks of your driveways on a weekly basis, especially the bare areas. Curb appeal counts! This is also a great time to fertilize and water your lawn so it looks lush and green all summer long. Thank you for your help in keeping the neighborhood looking good!





Community Yard and Craft Sale



When: Saturday, April 8th, 2017 From: 8am-noon

Where: Alberhill Ranch Community

What: Anything! Crafts, Furniture, Clothes, anything that you want to try and sell.

**Saturday
April 8th**



Community Yard Sale

**Saturday
April 8th**

Display Rules as required by the City

- All merchandise offered for sale shall be arranged such that fire, police, health and other officials may have access for inspection at all times during the sale.
- Personal property offered for sale shall not be displayed or stored on adjoining public sidewalks or streets of right of way.
- No Individual Permit Required – A Community permit will be obtained.