

MAY 2017

# ALBERHILL RANCH

www.alberhillranchhoa.org

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

## ANNUAL ELECTION UPDATE

The adjourned annual election was held on 4/5/17. Incumbent Paulie Tehrani and homeowner Shelley Lewis were both elected to serve two year terms. Please join the community in congratulating them on the election. Also, the Association would like to recognize outgoing board member, Teresa Kirpluk for her past service for the Association.

## COMMUNITY PATROL SERVICE

At the urging of residents, the Association has recently doubled the number of patrols through the community with the goal of providing more of a presence within the community to deter unwanted activity.

## BEWARE OF SNAKES

Due to the warmer weather and the time of year there have been many reports of snake activity. Unfortunately, when it is reported in the news it is usually because it is a rattlesnake that has bitten a child or family pet. So please take caution when walking outdoors. Be sure to keep your pets on a leash and stay on paved walkways only. You are more likely to encounter a rattlesnake when you leave paved areas. Since a lot of the reports have been of the bites being fatal to family pets, you may want to contact your local Veterinarian and obtain an anti-venom vaccine. Obtain one for each pet in the family, and carry with you at all times while outdoors, since there have been reports of more than one pet being bitten at the same time. As the use of anti-venom vaccine immediately following a bite may buy you the precious time needed to get your pet to the Veterinarian before they succumb to the bite.

## SPRING HAS SPRUNG AND SO HAVE THE WEEDS!

Upon driving through the community, it has been noted that we have a lots of weeds popping up. Please take a look at your property and address any maintenance concerns you notice. Before the weather gets too warm, take some time this weekend to spray weeds in your planters or the ones that pop up in the cracks of your driveway, remove any trees or shrubs that died last winter, remove tree stakes on mature trees, and put down a little mulch to freshen up your landscaping. It looks nice and it helps retain moisture in the soil so your plants require less water.

### **BOARD OF DIRECTORS:**

**President:** Laura Whitaker

**Vice-President:** Kevin Beals

**Treasurer:** Scott Thayer

**Secretary:** Shelley Lewis

**Member-at-Large:** Paulie Tehrani

\*Board will reseat themselves at the next meeting.\*

### **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

**www.alberhillranchhoa.org**

# MAY 2017 REMINDERS

Keystone Pacific Closed in Observance Memorial Day - Monday, May 29th

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.

Mothers Day - May 14, 2017



## Drought Emergency is Over

Yes, the rumors are true. Governor Brown has signed an Executive Order that lifts the drought emergency in all California counties except Fresno, Kings, Tulare and Tuolumne.

With that said, Californians are urged to make conservation a way of life. Drought tolerant landscaping requires very little water or no water at all. This type of landscaping can drastically reduce your water bill or contribute to the state's water restriction goals in a way you can feel good about.

If you are considering a drought tolerant option, please consult with a landscaper who will draft a beautiful design of plants, mulching, hardscaping, stonework, rocks and wood chips in a pleasing layout that meets the needs of water reduction, is attractive to the community and is easy to maintain. A professional landscaper can analyze the sun and shade exposures of your yard and create a plan that will be a beautiful, cost-saving option that not only you, but your neighbors will enjoy viewing daily. Below are some examples for drought tolerant landscaping that can enhance the beauty of our community.



Prior to commencing with alterations or improvements, please be sure to obtain architectural approval. For more information about how to obtain architectural approval, please contact management at 951-491-6862, you can also obtain a copy of the architectural application on the Association's website.



## IMPORTANT NUMBERS

**Police (Non-Emergency)**  
**Code Enforcement**  
**Graffiti Hotline**  
**Animal Control**

**951-245-3300**  
**951-674-3124**  
**951-674-2701**  
**951-471-8344**

