

JUNE 2017

# ALBERHILL RANCH

www.alberhillranchhoa.org

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

## CLUBHOUSE REMODEL

Some may have heard that the Association approved to update the clubhouse. New flooring was installed and we are working on getting the walls painted and new window coverings. The Association will also be purchasing new folding chairs and tables for use when renting the clubhouse. We hope that the residents will enjoy the updated look.

As a reminder, if you are interested in renting the clubhouse, reservation forms can be found the Association's website. Please be advised that renting the Clubhouse requires special event insurance be provided to Management. This coverage is required to protect the Homeowner and Association from any damages that may result from a party.

Some homeowner's policies will have this type of insurance available at no cost to the policy holder. If yours does not, it must be purchased from another company, and in the property owner's name who is renting the clubhouse.

## RENTAL HOMES

If you are renting out your home, please be sure to provide a copy of the rules and regulations to your tenants when they move in. It is the responsibility of the **homeowner** to make sure that tenants follow the Association's Rules and Regulations and the provisions of the Governing Documents.

Ultimately, it is the homeowner that will be mailed violation notices, called to a hearing and imposed fines if their tenant is not obeying the rules of the community. If you need a copy of any Association documents, please visit the Association's website.

A truly rich man is one whose  
children run into his arms when his  
hands are empty.

~Author Unknown



Happy  
FATHER'S  
DAY

gaynorwell.com

## **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: 951-491-6865

gprivitt@keystonepacific.com

## **BILLING QUESTIONS/ ADDRESS CHANGES/ WEBSITE LOGIN:**

Phone: 949-833-2600

customercare@keystonepacific.com

## **CLUBHOUSE RESERVATIONS and POOL FOBS:**

**Gina Privitt**

Phone: 951-491-6865

gprivitt@keystonepacific.com

**www.alberhillranchhoa.org**

# JUNE 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.

Fathers Day - June 18, 2017



## COMMUNITY REMINDERS

- There will be a lot of activity at the pool this summer. Please be sure to take your belongings with you when you leave, and throw away any trash or empty food containers. Let's keep the pool area looking great!
- Utilize garages and driveways for parking PRIOR TO parking on the street.
- Lawn maintenance counts! We know it is HOT outside, and the last thing you want to do is spend your time outside weeding, but we ask that you make the effort to mow, edge and weed your lawn and trim/remove plant material as needed so that overgrown lawns don't make Alberhill look like a page from the Jungle Book.
- If you have the large glass panels in your rear yard, please don't hang lights from them.
- Don't forget there is paperwork required for your rear yard landscape installation! If you are receiving letters about this from Management, it is likely because we do not have your proper paperwork on file. Send a quick email to Management at [jalegria@keystonepacific.com](mailto:jalegria@keystonepacific.com) to find out what you may be missing in your file.

HAVE YOU SUBMITTED YOUR PLANS FOR REAR YARD INSTALLATION?  
HAS THE WORK BEEN COMPLETED?  
HAVE YOU SUBMITTED YOUR NOTICE OF COMPLETION WITH PHOTOS?  
DID YOU RECEIVE YOUR DEPOSIT REFUND?

If you answered NO to any of the above, please contact Management so that we can assist you with completing this process. As a reminder, the governing documents require that homeowners submit an architectural application for their rear yard installation, within 180 days from the close of escrow.

## IMPORTANT NUMBERS

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

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