

FEBRUARY 2018

ALBERHILL RANCH

www.alberhillranchhoa.org

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



**Let us be grateful to people who
make us happy,
they are the charming gardeners
who make our souls blossom.**

~ Marcel Proust

BARKING DOGS

Please ensure you are cognizant of your dogs barking as the sound can really travel within the community. We encourage residents to be neighborly and address concerns directly with the neighbor whenever possible but should a pet owner not resolve the matter, residents can report a nuisance animal by contacting Animal Friends of the Valley at 951-674-0618.

PROPERTY MAINTENANCE

The purpose of rules regarding property maintenance is to help the Association set a standard for how properties should be maintained. This helps keep up property values which benefits all homeowners. With this said, the Association would like to point out some of the common maintenance items that homeowners may receive a letter for:

- **Weeds in the planters, driveway cracks or turf.** Keep in mind that if you turn down your irrigation on your lawn to conserve water, you may find that weeds still grow. Weeds require far less water than turf and as your turf turns brown, the tall, green weeds tend to stand out. We recommend monitoring your turf and spraying and pulling weeds as necessary.
- **Dirt Yards.** We understand that water conservation is important. However, dirt yards are not attractive. If your goal is to cut back on irrigation, there are lots of alternative drought tolerant landscaping options. Please remember to obtain approval prior to making exterior modifications.
- **Trash cans should be taken in after trash day and stored behind your gate.** This is pretty self explanatory. Please find a spot to store your trash cans behind your gate and bring them in the night of trash pick up.
- **Holiday Decorations Reminder.** We hope everyone has removed their decorations by now, but if not, please make plans to do so ASAP to avoid violation letters.
- **Architectural Approval.** Please remember to obtain approval prior to making exterior modifications.

BOARD OF DIRECTORS:

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

NEXT BOARD MEETING:

Tentatively set for March 15, 2018
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:

Amber Effinger
Associate
Phone: 951-491-7361
aeffinger@keystonepacific.com

BILLING QUESTIONS/

ADDRESS CHANGES/

WEBSITE LOGIN:

Phone: 949-833-2600
customercare@keystonepacific.com

CLUBHOUSE RESERVATIONS and POOL FOBS:

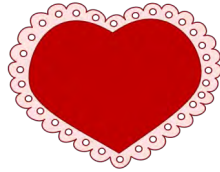
Amber Effinger
Phone: 951-491-7361
aeffinger@keystonepacific.com

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FEBRUARY 2018 REMINDERS

Keystone Pacific Closed in Observance of President's Day - Monday, February 19, 2018.

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.

IMPORTANT NUMBERS

Police (Non-Emergency)	951-245-3300
Chief Protective Dispatch	888-332-4648
Code Enforcement	951-674-3124
Graffiti Hotline	951-674-2701
Animal Control	951-471-8344

ARE YOU READY FOR THE RAIN?

California has received quite a bit of rain in January. It's much needed but it's also been a while since we've had consistent rainfall, here are a few tips for our homeowners:

- Clean all rain gutters thoroughly, ensure your irrigation is draining away from your home structure, and have the contact number handy of a reliable contractor, should you need help securing your property.
- Check drains in your yards before, during and after heavy rainfall to make sure that they are draining properly. Often times, storm water will carry debris and sediment that can block drain holes or clog drain hole covers. If you have bare dirt areas be sure to take steps to prevent erosion, and fill in any holes to avoid them filling with rainwater and becoming stagnant.
- Prepare a cache of emergency supplies. This includes keeping food, fresh batteries, flashlights and portable radios in good working order. If your area is prone to flooding, keep a steady supply of plywood, plastic sheeting, straw wattles and sandbags handy.
- The City of Lake Elsinore provides free sand and bags while supplies last. The sand bags are available at the local Fire Station No. 97 located at 41725 Rosetta Canyon Dr. Please note that the sand is not provided. (Sand is available at the main entrance of the City Yard. You will need to shovel the sand yourself.)
- While on the roads, drive slow, always use your headlights and remember that 12-18 inches of moving water can sweep away a vehicle.

By following these steps and other tips you may find on the internet, as well as keeping up to date on the latest weather watches and warnings, you and your family can be prepared! Remember, flooding over roads can happen quickly, stay safe!

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: <https://www.kppm.com/opt-out/>.

PARKING & SPEEDING

Please be courteous to your neighbors and follow the Associations CC&Rs by utilizing your garage and driveway before overflow street parking. Additionally, please refrain from speeding in the community as it poses a danger to all.