

MAY 2018

# ALBERHILL RANCH

www.alberhillranchhoa.org

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



## JUST A REMINDER

Please note that the pool area, including the wader and splash pad, will be closed for renovation beginning April 12, 2018. We *anticipate* the pool area will reopen on May 25, 2018, for Memorial Day Weekend. We apologize for any inconvenience this may cause and appreciate your patience and understanding while we complete these important maintenance projects and improvements that will enhance and beautify the Community. Should you have any questions, please contact Becky Nguyen at [bnguyen@keystonepacific.com](mailto:bnguyen@keystonepacific.com) or Nicole Roach at [nroach@keystonepacific.com](mailto:nroach@keystonepacific.com).

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

### NEXT BOARD MEETING:

May 17, 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](mailto:jalegria@keystonepacific.com)  
**Emergency After Hours: 951-491-6866**

### COMMON AREA ISSUES:

**Becky Nguyen**  
**Associate**  
Phone: 951-491-7362  
[bnguyen@keystonepacific.com](mailto:bnguyen@keystonepacific.com)

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

Phone: 951-491-6866  
[customercare@keystonepacific.com](mailto:customercare@keystonepacific.com)

### CLUBHOUSE RESERVATIONS and POOL FOBS:

**Amber Effinger**  
Phone: 951-491-7361  
[aeffinger@keystonepacific.com](mailto:aeffinger@keystonepacific.com)

[www.alberhillranchhoa.org](http://www.alberhillranchhoa.org)

# MAY 2018 REMINDERS

Keystone Pacific Closed in Observance Memorial Day - Monday, May 28th

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 13, 2018



## TAKING PRIDE IN THE COMMUNITY

A short drive around the city will quickly illustrate the differences in purchasing a home in an HOA vs. purchasing a home that is not part of an HOA. While a majority of homeowners want to maintain their home and protect their assets, what individuals consider the property level of maintenance can differ greatly. The Association helps maintain property values in the community by ensuring that homeowners maintain their properties. When the Association identifies and issue, a compliance notice is sent as a means of communicating that attention is needed.

It's common for homeowners to look at their own property and think, "My yard is not as bad as my neighbor's." However, this is a slippery slope and is really not the standard that is going to benefit the community. The Association would like to encourage homeowners to take pride in the community by doing simple things like spraying weeds, fertilizing plants, regularly mowing the lawn and bringing in the trash cans in after trash pick up. These small things really make a world of difference!

## EXPEDITING YOUR REQUEST OR CONCERN

Management would like to make sure all homeowners have key-tips-in-order-to-expedite-your-maintenance request, concern or emergency:

- Please put your request in writing via email whenever possible.
- Email photos when possible as well. Photos enable us to get a clear picture of the location and extent of the issue needing to be addressed.
- Please indicate your Association "Alberhill Ranch" in the subject line, and remember to include your full address in the body of the email for reference.
- Provide us with your best contact phone number if the issue is complex and needing special attention. We promise to use the utmost discretion if contact is required.
- Please report issues as soon as you see them. Remember that some vendors called out after 3PM to perform work run into "after hours" expense charges, which can be costly.
- True emergencies will always be treated as such and will be prioritized.

## COMMERCIAL VEHICLE AND RV REMINDER:

Please be reminded that any boat, trailer, or other recreational vehicle must be stored at an offsite location. The same is true for commercial vehicles. Commercial vehicles are defined by the rules as "a truck of greater than one ton capacity and/or any vehicle with a sign displayed on any part thereof advertising any kind of business or on which racks, materials, and/or tools are visible, or with a body type normally employed as a business vehicle whether or not a sign is displayed on any part thereof, including, without limitation, any dump truck, cement mixer, oil or gas truck or delivery truck."

