

JULY 2018

# ALBERHILL RANCH

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

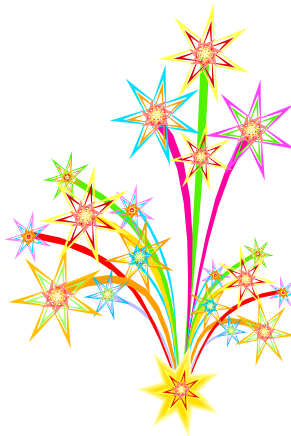
Professionally Managed by Keystone Pacific Property Management, LLC - 41593 Winchester Road, Suite 113, Temecula, CA. 92590



Warm summer sun,  
Shine kindly here,  
Warm southern wind,  
Blow softly here.  
Green sod above,  
Lie light, lie light.  
Good night, dear heart,  
Good night, good night.  
- Mark Twain

## INDEPENDENCE DAY & SUMMER PARTIES

Having a summer or 4th of July party? Please remember to follow the rules and regulations and keep the noise level down. Be courteous to your neighbors during this holiday. Do not leave any debris in the streets. Just a reminder: firecrackers, bottle rockets, cherry bombs and other devices that explode, move along the ground, or travel through the air are banned throughout the State of California. There is no safe or legal area to possess, sell or discharge these types of dangerous fireworks anywhere in the state. Have a SAFE and SANE 4th of July!



## 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.

## **BOARD OF DIRECTORS:**

**President:** Paulie Tehrani

**Vice-President:** Kevin Beals

**Treasurer:** Laura Whitaker

**Secretary:** Shelley Lewis

**Member-at-Large:** Scott Thayer

## **NEXT BOARD MEETING:**

August 16, 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 /**

**POOL FOBS:**

**Becky Nguyen**

Phone: 951-491-7362

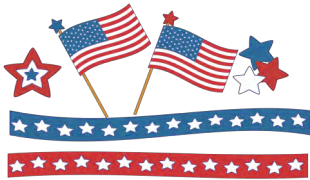
[bnguyen@keystonepacific.com](mailto:bnguyen@keystonepacific.com)

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## JULY 2018 REMINDERS

- Please be reminded that the Offices of Keystone Pacific will be closed in Observation of Independence Day on Wednesday, July 4, 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 is Thursday. Please remove trash cans from the common areas after this day.



### 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 at 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, includ-



### DON'T FORGET TO OBTAIN APPROVAL FIRST!

The Association's Governing Documents require the to Association approve all proposed architectural changes before any work is started. Getting our Association to approve all proposed architectural changes is not just a good idea to protect your investment, *it is a requirement!* If you have any questions, or need an application for submittal, please contact Management.

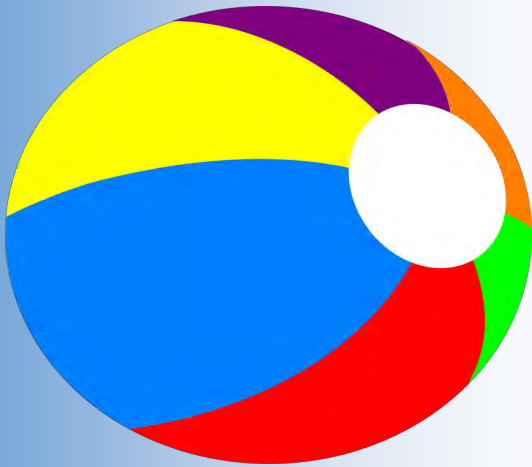


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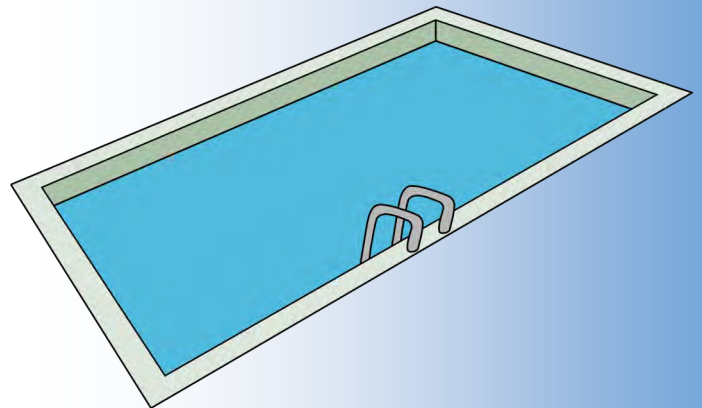
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## POOL PARTY

SATURDAY JULY 21ST FROM 1PM-6PM



- WATER SILDE
- FACE PAINTING
- COTTON CANDY
- PIZZA
- NACHOS
- DRINKS



**\*\*\*THIS EVENT IS FOR ALBERHILL RANCH RESIDENTS ONLY\*\*\***