

SEPTEMBER 2018



ALBERHILL RANCH

www.alberhillranchhoa.org

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



Happiness is a butterfly, which when pursued, is always just beyond your grasp, but which, if you will sit down quietly, may alight upon you.

~Nathaniel Hawthorne

BOARD OF DIRECTOR DUTIES

Our Board of Directors is charged with maintaining, preserving and enhancing the common assets of our association. In order to perform those duties our Board depends upon the advice and counsel of experts in various fields of community association management: our management company, attorneys, landscapers, insurance specialists, etc.



When making decisions regarding our community, the Board is expected to consider all the facts and factors involved in the issue and make the best business decision possible. Sometimes those decisions may not appear to be in the best interests of all of the owners, however if each owner understood all of the underlying issues that go into making the decision, they would understand that the board's choice of action is usually the most practical and well thought out.

In addition to dealing with insurance, maintenance, financial and contractual decisions, the board must also balance their positions on the board with their role as a Homeowner. If assessments are increased that means they are increased for them also. If rules are enacted, that means they have to obey them, too. Being a Board Member does not grant one immunity from the responsibilities of living in an association. In fact, serving on the board reflects just how seriously they take that responsibility. So, please keep in mind that our board members are actually doing "double-duty" for our community: they serve as Board Member and neighbor...and they deserve a heartfelt "thank you" for all of their contributions to our community!

BOARD OF DIRECTORS:

President: Paulie Tehrani

Vice-President: Kevin Beals

Treasurer: Laura Whitaker

Secretary: Shelley Lewis

Member-at-Large: Scott Thayer

NEXT BOARD MEETING:

September 20, 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: 951-491-6866

COMMON AREA ISSUES:

Becky Nguyen

Associate

Phone: 951-491-7362

bnguyen@keystonepacific.com

BILLING QUESTIONS / ADDRESS CHANGES / WEB-SITE LOGIN:

Phone: 951-491-6866

customercare@keystonepacific.com

CLUBHOUSE RESERVATIONS and POOL FOBS:

Becky Nguyen

Phone: 951-491-7362



SEPTEMBER 2018 REMINDERS

- Please note, the Offices of Keystone Pacific will be closed in observance of the Labor Day Holiday, on Monday, September 3, 2018.
- Keystone Pacific After Hours Service—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.
- **T r a s h P i c k - U p D a y - T h u r s d a y**
Please remove trash cans from the common areas after this day.



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.

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





Alberhill Ranch Community Association
Owner Notice Disclosure (Civil Code section 4041)

California law requires Owners in a community association to provide the following information to the association on an annual basis. Please complete and return this form to Keystone Pacific Property Management, LLC at the address shown below or send the completed form to forms@keystonepacific.com no later than October 31st.

Owners Name
Property Address
Owner Phone # Owner Email

*ITEMS 1-6 NEED TO BE COMPLETED. IF NOT APPLICABLE, PLEASE INDICATE N/A

1. Address or Addresses to which notices from the association are to be delivered:

2. Any alternate or secondary address to which notices from the association are to be delivered:

3. The name and address of your legal representative, if any, including any person with power of attorney or other person who can be contacted in the vent of your extended absence from your property:

4. Your property is (please check one): Owner occupied Rented out

If your property is rented out, please provide the following information:

Name of Tenant(s):
Phone Number:
Email Address:

5. Is your property developed, but vacant (please check one)?: Yes No

6. Is your property undeveloped land? Yes No

Please return this form to:
Alberhill Ranch Community Association
c/o Keystone Pacific Property Management, LLC
16775 Von Karman Ave, Suite 100, Irvine, CA 92606