

OCTOBER 2018

ALBERHILL RANCH

www.alberhillranchhoa.org

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

When black cats prowl and pumpkins gleam,
May luck be yours on Halloween.

~Author Unknown



TREE TRIMMING & SHRUB MAINTENANCE

Please be reminded that all trees require regular maintenance, lacing, trimming, and shoot removal. It has been noted that many trees within the Association are in need of regular and proper maintenance. There should be adequate clearance under the tree canopy, as not to interfere with the ingress / egress of pedestrian / vehicle traffic. Additionally, trees and or shrubs should not inhibit the street view of your property address. The Association appreciates your efforts to ensure these maintenance items, as well as all other landscape maintenance items, are addressed on a regular basis.

Halloween is a popular holiday that takes place on October 31. In the United States and Canada, children dress in costumes and go trick-or-treating. Many people carve jack-o'-lanterns out of pumpkins. Halloween parties for children feature fortunetelling, mock haunted houses, scary stories, and games, such as bobbing for apples. People decorate their houses and yards with images of ghosts, skeletons, witches, black cats, bats, and other symbols of Halloween. Many communities across the United States also hold parades and other celebrations for Halloween.

Halloween developed from an ancient pagan festival celebrated by Celtic people over 2,000 years ago in the area that is now the United Kingdom, Ireland, and northwestern France. The festival was called Samhain (pronounced SOW ehn), which means "summer's end." The festival marked the beginning of the dark winter season and was celebrated around November 1. In the 800's, the Christian church established a new holiday, All Saints' Day, on this date. All Saints' Day was also called All Hallows'. Hallow means saint, or one who is holy. The evening before All Hallows' was known as All Hallows' Eve, or as it came to be abbreviated, All Hallow e'en. This name was eventually shortened to Halloween.



BOARD OF DIRECTORS:

President: Paulie Tehrani

Vice-President: Kevin Beals

Treasurer: Laura Whitaker

Secretary: Shelley Lewis

Member-at-Large: Scott Thayer

NEXT BOARD MEETING:

TBD

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 /

WEBSITE LOGIN:

Phone: 951-491-6866

customercare@keystonepacific.com

CLUBHOUSE RESERVATIONS

and POOL FOBS:

Becky Nguyen

Phone: 951-491-7362

bnguyen@keystonepacific.com



OCTOBER 2018 REMINDERS

- 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.
- Trash Pick-Up Day - Thursday
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 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, including, without limitation, any dump truck, cement mixer, oil or gas truck or delivery truck."

