

NOVEMBER 2018

# ALBERHILL RANCH

www.alberhillranchhoa.org

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



Thanksgiving Day is a jewel,  
to set in the hearts of honest men;  
but be careful that you do not take the day,  
and leave out the gratitude. ~ E. P. Powell

## The History of Thanksgiving –

Throughout history mankind has celebrated the bountiful harvest with thanksgiving ceremonies. Before the establishment of formal religions many ancient farmers believed that their crops contained spirits which caused the crops to grow and die. Many believed that these spirits would be released when the crops were harvested and they had to be destroyed or they would take revenge on the farmers who harvested them. Some of the harvest festivals celebrated the defeat of these spirits. Harvest festivals and thanksgiving celebrations were held by the ancient Greeks, the Romans, the Chinese, and the Egyptians, to name a few.

*The United States* – In 1621, after a hard



and devastating first year in the New World the Pilgrim's fall harvest was very successful and plentiful. There was corn, fruits, vegetables, along with fish which was packed in salt, and meat that was smoke cured over fires. They found they had enough food to put away for the winter. The Pilgrims had beaten the odds. They built homes in the wilderness, they raised enough crops to keep them alive during the long coming winter, and they were at peace with their Indian neighbors. Their Governor, William Bradford, proclaimed a day of thanksgiving that was to be shared by all the colonists and the neighboring Native American Indians. The custom of an annually celebrated thanksgiving, held after the harvest, continued through the years. During the American Revolution (late 1770's) a day of national thanksgiving was suggested by the Continental Congress. In 1817 New York State adopted Thanksgiving Day as an annual custom. By the middle of the 19th century many other states also celebrated a Thanksgiving Day. In 1863 President Abraham Lincoln appointed a national day of thanksgiving. Since then each president has issued a Thanksgiving Day proclamation, usually designating the fourth Thursday of each November as the holiday.



## 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**

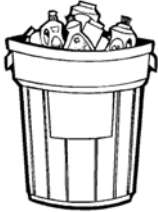
Phone: 951-491-7362

bnguyen@keystonepacific.com



## NOVEMBER 2018 REMINDERS

- Please note, the Offices of Keystone Pacific will be closed in observance of the Thanksgiving Holiday, on Thursday, November 22nd, 2018 and Friday, November 23rd, 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.
- 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."

