

DECEMBER 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

## A Christmas Wish

A Christmas wish is sent to you  
That all your Christmas dreams come true.

And may happiness and mirth abide  
With you and yours this Christmastide

And let the joy of festive cheer  
Be yours throughout the coming years. ~Unknown



## DECORATE SMARTER & SAVE ENERGY

Festive lights have become one of the staples of the holiday season; however, the energy it takes to power these little lights can cause you to lose your holiday cheer when the electric bill arrives in January.

Consider making the transition this year to light-emitting diode (LED) holiday lights. These lights are 80 percent - 90 percent more efficient than traditional lights. LEDs are shatterproof, shock resistant, and cool to the touch. Not only can they save you substantial cash, but these lights are safer for your family and can help prevent the risk of fire.

Avoid the hassle of turning your lights on and off manually by setting an automatic timer. You can customize the settings on your timer to shut off overnight and during the daytime so the lights are only on when you and your family are home to enjoy them.

## Let's Keep That "Holiday Spirit" All Year Long!

During the holidays we are often reminded of the diversity that our world is made up of. People celebrate the holidays according to their separate heritage, traditions, and beliefs. But one of the common denominators that bring people of different race, religion and custom together is a desire to live in peace, harmony and happiness. It is a desire shared by all and it is best achieved through cooperation, compliance and respect.

Our community is sort of like a microcosm of the world. We are made up of people of varying differences, but we are all connected by the fact that we share a community together. And, although we have our differences in opinions, perceptions and desires, we too can benefit through cooperation, compliance and respect for our neighbors. During this holiday season as we celebrate in our own tradition, let's try to hold onto that spirit of unity, harmony and peace that all traditions embrace and apply it to all of our community neighbors....all year long. If we can, we will all benefit.

## BOARD OF DIRECTORS:

**President:** Paulie Tehrani

**Vice-President:** Kevin Beals

**Treasurer:** Laura Whitaker

**Secretary:** Shelley Lewis

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

## NEXT BOARD MEETING:

TBA

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:

**Nicole Roach**

Phone: 951-491-6867

[nroach@keystonepacific.com](mailto:nroach@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:

**Becky Nguyen**

Phone: 951-491-7362

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

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



# DECEMBER 2018 REMINDERS

- Please note, the Offices of Keystone Pacific will be closed for the Holiday Season on:
  - \* December 24th – 25th, 2018
  - \* December 31st, 2018 – January 1st, 2019
- 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.



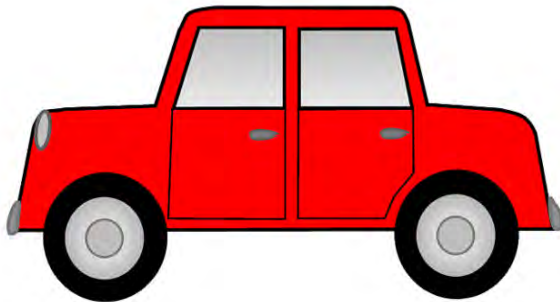
## DON'T FORGET TO OBTAIN APPROVAL FIRST!

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.

## CAR BREAK-INS

Car break-ins have been on the rise and have occurred within the Community. Please be sure to secure your vehicle at night and not leave any valuables inside, especially visible. Leaving belongings inside the vehicle make it more appealing to the criminals.



Additionally, be sure to store your cars remote control / key FOB in an RFID protected pouch or container. As the criminals are more advanced these days and can steal your signal, from within your home while you are asleep, without you realizing it. This is why you may not even be aware that you have been a victim until after the fact and wonder why your alarm was not triggered.

## TRASH BINS

Trash Bins are only to be placed out 24 hours before and after collection day. On the other days they are to be stored from public view, behind your side gate or in the enclosed garage. They are not to be stored in any location that they can be viewed from the public. Anyone to be found in violation of this and the Governing Documents will be subject to hearings and fines per the Association's Enforcement & Fine Policy.





When: December 8, 2018

Where: *Alberhill Ranch Clubhouse*

Time: 9-11am



## APPLICATION FOR CANDIDACY FOR THE BOARD OF DIRECTORS

Dear Homeowner:

The Annual Election will be held in March 2019. If you are interested in serving on the Board, please complete this application and return it to **KEYSTONE PACIFIC PROPERTY MANAGEMENT, LLC** at the office address displayed below, by 5:00 PM on **December 31, 2018**.

*Please type in the information requested below.*

NAME: \_\_\_\_\_

(Note: Be sure to complete and return verification information on page 2 of this application)

*\*Candidacy statement needs to be kept to one page...*

WHY WOULD YOU LIKE TO SERVE AS A BOARD MEMBER?

WHAT IS YOUR BACKGROUND?

WHAT IS YOUR VISION FOR THE COMMUNITY?

WHAT WOULD YOU LIKE TO ACCOMPLISH DURING YOUR TERM OF OFFICE?

(Per Civil Code, this form will be sent with the election materials, as submitted)

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*Proudly Managed By*  
Keystone Pacific Property Management, LLC

16775 Von Karman #100  
Irvine, CA 92606  
(949) 833-2600

30021 Tomas Road #160  
Rancho Santa Margarita, CA 92688  
(949) 833-2600

41593 Winchester Road #113  
Temecula, CA 92590  
(951) 491-6866

3155-D Sedona Court  
Ontario, CA 91764  
(909) 297-2550

**APPLICATION FOR CANDIDACY  
FOR THE BOARD OF DIRECTORS**

HOMEOWNER VERIFICATION INFORMATION

NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

WORK PHONE NUMBER: \_\_\_\_\_

HOME PHONE NUMBER: \_\_\_\_\_

CELL PHONE NUMBER: \_\_\_\_\_

E-MAIL ADDRESS: \_\_\_\_\_

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