

JANUARY 2019

ALBERHILL RANCH

www.alberhillranchhoa.org



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

Happiness

Happiness is not something you postpone for the future; it is something you design for the present. ~

Jim Rohn

HOW TO KEEP YOUR NEW YEAR'S RESOLUTION

The new year has arrived, and you have already drawn up your resolutions. Now, how to stick to your plan?



1. Put it all on paper. Write your resolutions down, and keep them in an accessible place as reminders - tape them to your mirror, write them in a journal or put them on your refrigerator door.
2. Mark your calendar. Set deadlines for yourself to tackle each step toward reaching your goal, one at a time.
3. Start as soon as possible. Go out and purchase the necessary equipment or literature; call now and set up an appointment with your dentist, your doctor, your trainer, your accountant....
4. Find a role model. Is there anyone who has succeeded in fulfilling an ambition like yours? Look to this person as a reminder that it is possible to achieve your goal.
5. Check your progress regularly, and give yourself an occasional reward for your efforts. Make sure the reward isn't contrary to your resolution; celebrate a cigarette-free month with a weekend trip or a new outfit, not with a cigarette!
6. Inform friends and family of your goals, and recruit them to regularly remind and support you in your endeavors.

Tip: **Don't sweat the setbacks; persistence is the key******

PARKING & GARAGE UTILIZATION

Just a friendly reminder of the Association's Governing Documents, regarding parking and garage utilization requirements as outlined below:



CC&R's Section 11.5. Vehicles; Parking

- (a) Only "conventional passenger vehicles" are permitted to park on the property..... There shall be no parking in the driveway if the Owner's garage is not being utilized to the maximum designed capacity.....

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

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

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JANUARY REMINDERS

- Please note, the Offices of Keystone Pacific will be closed for the Holiday Season on:

* 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.



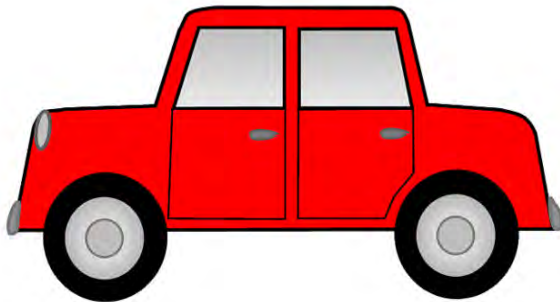
DON'T FORGET TO OBTAIN APPROVAL FIRST!



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.

