

MARCH 2019

# ALBERHILL RANCH

www.alberhillranchhoa.org

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

St. Patrick's Day is here, you see.  
We'll pick some shamrocks, one, two, three.  
We'll count the leaves and look them over,  
And maybe find a four-leafed clover.  
I'll sew green buttons on my vest,  
Green for St. Patrick is the best.  
I'll wear a green hat, very high,  
And dance a jig--at least I'll try!"

- Author Unknown



## March Is A Great Month To...

- Get a jump-start on your spring garden by starting seeds in your garden window so that you'll have seedlings ready to plant as soon as the ground is ready. Garden supply stores and seed catalogs stock treated soil mixtures that are especially conducive to starting seeds, as well as biodegradable cardboard containers to plant them in. Once you've sown the seeds, set them in a bright south window and think spring.
- Start planning for your summer vacation. Check out the Sunday travel section of the newspaper. Send for brochures of faraway places with strange sounding names. Maybe you're willing to save up for an extra special vacation next year, and make this the year you visit interesting places in your own hometown. Visitors to California get excited about the places we see everyday and sometimes take for granted.
- Go on a money diet. Self-made, wealthy Americans have a few self-imposed rules in common; namely, they live below their means, they budget their spending, they have a disciplined investment plan, they take on debt very sparingly, they participate in serious tax-sheltering, they get help from a professional financial advisor, and they own their own business. None of these things are possible without adhering to the first rule: live below your means. That will make possible the investing, avoidance of debt, sheltering of funds, the need for a financial advisor, and the ability to own a business.

Make this your motto for the year:

"Use it up, wear it out, make do, or do without."



## 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

**www.alberhillranchhoa.org**



# MARCH 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.



The Annual Election is scheduled for March 14, 2019. The purpose of the election will be to elect (2) two members to the Board. Please follow these instructions when voting:



- Fill out Ballot—vote for your choice and on the IRS ruling.
- Place Ballot in the plain white envelope.
- Place plain white envelope in the special brown envelope.
- Write clearly your name and address on the upper left hand corner and then **SIGN IT** under your address.
- Mail it back to Keystone Pacific as soon as possible. **DON'T FORGET TO VOTE!**



### What is the IRS Revenue Ruling?

The Association is a non-profit organization. To comply with the IRS Revenue Ruling, if the Association has a surplus of funds at the budget year end, the membership needs to vote to apply any excess funds to replacement funds (reserves) or next year's budget to reduce potential tax liabilities.



### 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.

