

JUNE 2019

# ALBERHILL RANCH

www.alberhillranchhoa.org

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



Wind is like peace  
A swaying song it sings  
Drifting away in the summer wind  
Dancing grass in the field  
Flowers sing a windy song  
Good night, wind  
Spring has gone, summer is here ~ Natalia



## **BEWARE OF SNAKES!**

Due to the warmer weather and the time of year there have been many reports of snake activity. Unfortunately, when it is reported in the news it is usually because it is a rattlesnake that has bitten a child or family pet. So please take caution when walking outdoors. Be sure to keep your pets on a leash and stay on paved walkways only. You are more likely to encounter a rattlesnake when you leave paved areas. Since a lot of the reports have been of the bites being fatal to family pets, you may want to contact your local Veterinarian and obtain an anti-venom vaccine. Obtain one for each pet in the family, and carry with you at all times while outdoors, since there have been reports of more than one pet being bitten at the same time. As the use of anti-venom vaccine immediately following a bite may buy you the precious time needed to get your pet to the Veterinarian before they succumb to the bite.

## **TAKING PRIDE IN THE COMMUNITY**

A short drive around Lake Elsinore 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 as bad as my neighbors." However, this 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!



## **BOARD OF DIRECTORS:**

**President:** Paulie Tehrani  
**Vice-President:** Kevin Beals  
**Treasurer:** Laura Whitaker  
**Secretary:** Shelley Lewis  
**Member-at-Large:** Scott Thayer

## **NEXT BOARD MEETING:**

June 20, 2019  
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**



## JUNE 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.

### 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.



### GOVERNING DOCUMENTS AND THE HONOR SYSTEM

So, you live in a common interest development. You've got your association's By-laws, CC&Rs and Rules and Regulations to contend with? What do you do about it?

- ◆ You may be surprised. Many association homeowners really do read through the documents and know what they are supposed to do or not do. Others merely go along with the flow, taking hints from their neighbor's actions (which is okay - if the neighbor is right!) until they get a notice of noncompliance.
- ◆ Generally, an association within a common interest development is legally obligated to perform three basic functions: to collect assessments; to maintain the common area; and, to enforce the governing documents.
- ◆ If you receive a letter indicating you may be in violation, it is the association's attempt to do their job as prescribed in the CC&Rs, and uphold the governing documents that you accepted when you purchased the property. While you may perceive the letter as singling you out, that is not the intention of the board or management company.
- ◆ Occasionally, non-compliance issues are brought to management's attention by neighboring property owners. What should the board or management do, once they are told or become aware of a violation? The association is obligated to treat all like violations in a similar manner. This prevents misunderstandings and confusion and allows the board to perform its job as efficiently as possible.
- ◆ The main thing to remember is that an association, its board of directors and management are not here to police the community. The association serves the limited functions listed above and relies on the honor system, with periodic community drive-through inspections. With a little help and understanding from all owners, the community can work together to maintain the integrity of each individual property and continuity of the community at large.