

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

Meaning of Thanksgiving - Expressions of Gratitude

The meaning of Thanksgiving has undergone numerous transitions, an expression of gratitude for survival, a council's recognition of its flourishing community, submission of the local natives, the defeat over the British, resulting in a collection of our nation's traditions and values. Over the centuries, families added their customs to the Thanksgiving celebration, preserving that which they held most precious.

- ◆ To gather in unity - It is refreshing and invigorating when people come together, in celebration of a common purpose. It is a reconciliation of differences as well as a time of healing. In sharing our victories as well as our struggles, we find strength and hope.
- ◆ To teach the young - In stories retold, each generation brings purpose and significance to the richness of their heritage. Faded pictures, sentimental knick-knacks and the meal all form a Thanksgiving family legacy.
- ◆ To prepare the heart - In gratitude, we humbly reflect upon all the gifts (family, friends, health) that saturate our lives. By "giving-thanks" we choose to extend ourselves and give to others less fortunate. Out of the abundance of our hearts, we are able to offer our to help others.



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:

November 21, 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:

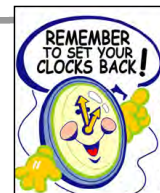
Becky Nguyen
Associate
Phone: 951-491-7362
bnguyen@keystonepacific.com

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



DAYLIGHT SAVINGS TIME ENDS
Set Your Clocks Back

NOV. 3rd

NOVEMBER REMINDERS

- Please be reminded, the Offices of Keystone Pacific will be closed on Monday, November 11, 2019, in observance of Veterans Day, and Thursday – Friday, November 28 – 29, 2019 in observance of Thanksgiving.
- 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.



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- 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.