

March 2021



ALBERHILL RANCH COMMUNITY ASSOCIATION

www.alberhillranchhoa.org



ARE YOU A GOOD NEIGHBOR?

Being a good neighbor is vital to creating a healthy and happy community. Ask yourself these few questions and see what you can do to improve the quality of life at Alberhill.

- Do I keep my porch and side yard clean of storage items?
- Do I park vehicles in my garage to conserve street parking?
- Do I play loud music that could affect others?
- Do I monitor my pet's behavior to insure that they are not continually barking?
- Do I report maintenance items to Management?
- Do I put my trash cans away promptly after trash pick up day?
- Do I pick up after myself, my guests, my children or my pets after utilizing the common area?
- Do I pay my assessments on time?
- Do I attend Board Meetings and take a vested interest in my community?
- Do I know my neighbors and have I taken the time to have a friendly conversation with them?
- Do my tenants know the rules and have I presented them with a copy of the Rules & Regulations and/or CC&R's?

Management deals with neighbor complaints all the time and the first question is often, "have you spoken to your neighbor regarding this issue?" Many items can be dealt with one-on-one, if approached in a friendly manner, with the intention of resolution! Please make sure that you are being a good neighbor and fostering a happy community! Thank you.

LANDSCAPE MAINTENANCE

Please make sure that you are tending your lawn on a regular basis. The grass should always be kept at a reasonable height; no more than 2-3". And although it's a great start, mowing isn't enough to keep your yard looking its best. After you mow, put the final touches on the job by using an edger around driveways, sidewalks, planter borders, trees or any other place the grass meets another surface.

Fertilizing & reseeding your lawn are also necessary from time to time. On a regular basis, you should also remove weeds & cut back any overgrown plant material. Tip: Don't forget to check for weeds in the expansion joints of your driveway.

Please use these pointers to help the community look amazing!

BOARD OF DIRECTORS:

President: Paulie Tehrani
Vice-President: Shelley Lewis
Treasurer: Vacant
Secretary: Vanessa Macias
Member-at-Large: Vacant

NEXT BOARD MEETING:

Thursday, March 18, 2021
4:00 PM
Conference call via Zoom

The final agenda will be posted at clubhouse bulletin board. You may also obtain a copy of the agenda by contacting management at (951) 295.1202

Please note, due to COVID-19, the Board of Director's are currently following the guidance of State, County, and the Association's Legal Counsel requirements / recommendations in regards to social distancing and meetings. At this time, it is unknown when "on-site" Board Meetings will commence.

Thank you for your understanding and patience during these difficult times.

IMPORTANT NUMBERS:

ASSOCIATION MANAGER:

Darren Mandel
Phone: (951) 395.1202
Emergency After Hours: (949) 833.2600
Fax: (951) 346.4129
dmandel@keystonepacific.com

COMMON AREA ISSUES:

Vanessa Samson
Phone: (951) 375.3446
vsamson@keystonepacific.com

BILLING QUESTIONS/ ADDRESS CHANGES/ WEBSITE LOGIN:

Phone: (949) 833.2600
customercare@keystonepacific.com

ARCHITECTURAL DESK:

Phone: (949) 838.3239
architectural@keystonepacific.com



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March 2021 REMINDERS

- 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.
- Board Meeting: 4:00 PM
Conference call via Zoom Thursday, March 18, 2021



RECEIVED A COURTESY LETTER? DON'T PANIC!

The purpose of the courtesy letter is to make sure homeowners are maintaining the exterior of their homes in great condition and keeping property values at their optimum. Each month, the Compliance Coordinator goes around the entire community looking for common area problems and monitor areas that may need attention in the near future.

If you receive a letter from the Association and you have questions, need further clarification or you are in need of additional time to address the problem, please contact us. We are happy to work with you, you just have to let us know. If the problem is not addressed and we have not heard from you, then you may be called to a hearing to discuss the matter and possible fines may be addressed.

ARCHITECTURAL REMINDER

Please remember that any exterior change or improvement to your house and/or rear yard must have Architectural Review Committee approval, prior to starting the project. Architectural Applications may be downloaded from the community website. If exterior renovations have begun prior to receiving approval, a cease and desist notice will be sent and all work must halt until written architectural approval is received. Please note that work completed without

WHEN TO CONTACT THE POLICE

The Association has Rules and Regulations that management is charged with enforcing, and the first step in the enforcement process is to mail a letter to the homeowner who has committed a violation. Your name does not have to be revealed if you would like to report a violation to management. Sometimes, however, it is more appropriate to contact the police, especially when homeowners observe suspicious and/or illegal activity in the community. Management urges homeowners to contact the police immediately in the event of burglary, theft, speeding or abandoned vehicles, vandalism, noise complaints, inappropriate activity in public places, gang violence, etc. With any common area maintenance concern or questions, please contact Keystone.

