

July 2021

# ALBERHILL RANCH COMMUNITY ASSOCIATION

[www.alberhillranchhoa.org](http://www.alberhillranchhoa.org)

## PARKING RULES REMINDER

Homeowners are reminded that although all streets in the community are public, the Association has adopted rules pertaining to parking, and they include:

- In no event shall any vehicle extend into the sidewalk or beyond the curblineline, or impede access over any street.
- There shall be no parking on the driveways if the Owner's garage is not being utilized to the maximum designed capacity for the parking of authorized vehicles.
- All garage doors shall remain closed at all times, except as reasonably required for entry to and exit from the garage.
- No Owner shall conduct major repairs to any vehicle of any kind whatsoever upon Alberhill Ranch Common Area, on any private or public street or on his/her Lot, except wholly within the Owner's garage, and then only when the garage door is closed, provided however, only for the purpose of conducting emergency repairs and then only to the extent necessary to enable the vehicle to be moved to a proper repair facility.
- Owner is responsible for parking violations of tenants and guests.



Please review complete parking rules in the Rules & Regulations for more information.

## TRASH CAN REMINDER

Homeowners are reminded that the CC&R's require trash cans to be stored out of view of the common area within 24 hours of being serviced. This means that as long as trash day is Thursday, you should not move your waste bins to the curb until Wednesday afternoon, and they should be stored behind your side gate or in your garage on Friday morning. Anyone found leaving their waste bins by the curb after Friday may receive a violation notice from the Association. Please review Section 11.15 of the CC&R's for more information. In addition, street sweeping is performed by the city every other Friday, and if your waste bin or vehicle stands in the way of the street sweeper, you may be ticketed.

## POOL REMINDER:

Only homeowners are allowed to use the pool at this time. Please check in with the pool monitors for access. If you have a relative that resides in the property but is not a title owner, let us know by sending Ariane an email at [abenson@keystonepacific.com](mailto:abenson@keystonepacific.com) and they can add your resident to the list. However, keep in mind that guests are not allowed at this time. The pool is open from 1PM—7 PM, daily. We are currently in the process of installing a new fob/keycard system, so the fobs you have now may not work at this time. We will keep you all updated with more information later on.



## **BOARD OF DIRECTORS:**

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

## **NEXT BOARD MEETING:**

**July 1, 2021 at 5PM**  
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](mailto:dmandel@keystonepacific.com)

### **COMMON AREA ISSUES:**

**Ariane Benson**  
Phone: 951-491-7748  
[abenson@keystonepacific.com](mailto:abenson@keystonepacific.com)

### **BILLING QUESTIONS/ ADDRESS CHANGES/ WEBSITE LOGIN:**

Phone: (949) 833.2600  
[customer@keystonepacific.com](mailto:customer@keystonepacific.com)

### **ARCHITECTURAL DESK:**

Phone: (949) 838.3239  
[architectural@keystonepacific.com](mailto:architectural@keystonepacific.com)



Managed by Keystone  
41593 Winchester Road, Suite 113  
Temecula, CA 92590



## July 2021 REMINDERS

- Keystone is Closed for Independence Day (observed) - Monday, July 5th
- 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: TBA  
Conference call via Zoom



### **SCOOP THE POOP/DON'T LITTER**

All pet owners are responsible for your pets. Please pick up after them and dispose of the waste properly. Pet waste transmits disease. Also let's keep Alberhill Ranch a clean place to reside, please don't litter. Thank you for your cooperation!

### **SIGN UP FOR COMMUNITY E-NEWS**

Sign up to receive news and updates pertaining to our community association via email. To sign up, please register from the "Update My Profile" page once you have logged into your billing account at [www.alberhillranchhoa.org](http://www.alberhillranchhoa.org).

### **SIGN UP FOR THE ACH PROGRAM**

Save time and money and never miss a payment again! Sign up to have your assessment payments automatically debited from your checking or savings account. Please call Customer Care at 951-491-6866 or send an e-mail to [customer care@keystonepacific.com](mailto:customer care@keystonepacific.com) to request an ACH application.

### **ARE YOU GOING ON VACATION?**

As the summer season is approaching, many of you will be going on vacation. As a precaution, it's a good idea to let your trusted neighbors know where you will be and how to reach you in case of an emergency. Here are some tips you can maybe use while you're away.

- Plan ahead to stop your newspaper and mail service while you are away, or make arrangements with a neighbor to take the paper in for you. You can simply go on-line at [www.usps.com](http://www.usps.com) or visit the local post office to have your mail placed on hold during your time away.
- Don't forget to have someone remove any flyers and/ or ads from your door or driveway as these are good indicators that no one is home.
- Another good tip is to use a variable timer for lights so your home does not appear empty or vacant for an extend period of time. Check all appliances to make sure they are turned off properly.
- Securely lock all windows and doors.
- Be sure to park all vehicles inside of the garage.

### **LAWN MAINTENANCE: CURB APPEAL COUNTS!**

With the warm summer months here, Management has noticed quite a few yards starting to turn brown. We understand that with the increased water restrictions, it is difficult to spend hard earned dollars on watering your lawn. However, there are ways to keep your lawn green without breaking the bank!

- Keep your lawn a few inches longer than normal. Now, we don't mean letting it grow out of control, but a few extra inches will help shade the roots and trap in moisture.
- Water at night. The best time to water is in the late evening or early morning. If you wait to water during the day when the sun is in its peak hours, the strong heat will cause the water to evaporate before it even hits your lawn!

