

August 2021



ALBERHILL RANCH COMMUNITY ASSOCIATION

www.alberhillranchhoa.org

LANDSCAPE REMINDER

Please maintain your front and side yards. If your grass has died, this is the time of year to over-seed. If you would like to install drought tolerant landscape, please submit for architectural approval before commencing with the work. Most drought tolerant designs have been found acceptable by the architectural reviewer, provided they incorporate living plant material with natural colored mulch or rocks.

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 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 1 PM—7 PM, daily. We in the works of installing a new fob system and fobs, so the fobs you may have will not work at this time. We will keep you all updated with more information later on.

HOMEOWNERS ASSOCIATION

Ever wonder why you have a homeowners association? Your association may be your best tool to protect the value of your home and the quality of your neighborhood. Community associations do a number of different things, such as setting and collecting the maintenance fees required and needed to run an association, maintaining landscaping or recreation areas, and providing for events or meeting places for neighborhood functions. That being said, one of the most important functions of an association is to enforce deed restrictions and protect the value of the community assets among those being your home.

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!



BOARD OF DIRECTORS:

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

NEXT BOARD MEETING:

TBA
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:

Ariane Benson
Phone: 951-491-7748
abenson@keystonepacific.com

BILLING QUESTIONS/ ADDRESS CHANGES/ WEBSITE LOGIN:

Phone: (949) 833.2600
customer care@keystonepacific.com

ARCHITECTURAL DESK:

Phone: (949) 838.3239
architectural@keystonepacific.com

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

August 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: TBA
Conference call via Zoom



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

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. Twice per 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

WHAT TO DO IN CASE OF A COMMON AREA EMERGENCY

- If you have an after-hours emergency which you believe needs to be reported to Management, please call (949)-833-2600 and follow the prompt to be connected.
- Have relevant information ready, such as "Alberhill Ranch" and address of issue, when the On Call Manager returns your call.
- Homeowners are responsible for their personal property located within their unit and patio area.
- All non-Association emergencies should go through the local authorities, police, fire department, etc., as needed, to avoid delay.