

October 2021

ALBERHILL RANCH COMMUNITY

www.alberhillranchhoa.org



WHAT DOES YOUR MANAGEMENT COMPANY DO?

We receive non-compliance notices from the management company. We send our assessment checks to the management company. We report common area maintenance problems to the management company. So, the management company makes all of the important decisions regarding our community, right? Not necessarily!

The management function of your Association is administrative in nature. The Board is the principle policy-making body which sets policies, standards, procedures, and programs, for example. Management's function is to carry out these Board decisions. The Board has the authority and the power to set policies and standards to carry these policies out. It may delegate its authority to implement its decisions, but it cannot delegate its responsibility to see that they are implemented and implemented properly. Management implements decisions of the Board and administers the programs, services and activities of the Association within the policies and guidelines set by the Board. When communicating with us, please keep in mind that although the Board has given us the authority to make many of the day-to-day operational decisions, some requests are going to need the approval of the Board of Directors.

Here are some tips to help facilitate your communication with the Board:

- ★ When in doubt about your request, put it in writing.
- ★ Attend the General Session portion of the Board of Directors meeting.
- ★ If your request is "non-emergency" in nature, please be patient. In most cases, management will research the issue for the Board so that the Board can make the best educated, business decision possible.
- ★ If you have any questions whatsoever, do not hesitate to contact us via email or phone.

LANDSCAPE REMINDER

Please maintain your front and side yards. 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.

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. 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.

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.

BOARD OF DIRECTORS:

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

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

October 2021 REMINDERS

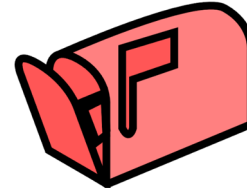
- For after-hours association maintenance issues, please call (949) 833.2600 to be connected with the emergency service line. Please call 9-1-1 for life-threatening emergencies.
- Trash Pick-Up Day - Thursday
Please remove trash cans from the common areas after this day.
- Board Meeting: TBA
Conference call via Zoom



HOMEOWNER ASSESSMENT INFORMATION

The payment
address for assessments
to be mailed is to:

PO BOX 513380
Los Angeles, CA 90051-3380



TRICK OR TREAT?

With Halloween fast approaching, it is especially important to remember to proceed with extra caution while driving throughout the community. The combination of trick-or-treaters and the absence of light makes it crucial that safe driving be practiced by all. This includes following designated speed limits and making a complete stop whenever approaching a stop sign. Be safe and have a **Happy Halloween!**

FUN HALLOWEEN FACTS!

- ★ Ireland is typically believed to be the birthplace of Halloween.
- ★ Pumpkins are not just orange! They can also grow to be blue, white or green.
- ★ More than twice as much chocolate is sold for Halloween than as for Valentine's Day.
- ★ Only 6 states produce a majority of the holiday's pumpkins, California being one of them!
- ★ Superheroes and princesses, as well as witches, zombies and vampires, were some of the most popular costumes in previous years.
- ★ Candy corn is one of the most hated Halloween candies!

RENTAL HOMES

If you are renting out your home, please be sure to provide a copy of the rules and regulations to your tenants when they move in. It is the responsibility of the **homeowner** to make sure that tenants follow the Association's Rules and Regulations and the provisions of the Governing Documents. Ultimately, it is the homeowner that will be mailed violation notices, called to a hearing and imposed fines if their tenant is not obeying the rules of the community. If you need a copy of any Association documents, please visit the Association's website.

NEIGHBOR TO NEIGHBOR

Living in Alberhill Ranch offers many advantages, but at the same time does impose some restrictions. These restrictions are not meant as an inconvenience, but rather as a means of maintaining harmony and protecting property values in your community. With neighbors in such close proximity it can be difficult for everyone to get along. Backyard landscaping needs to be trimmed to not obstruct your neighbor's property. If you have overhanging tree branches or climbing vines please be sure to trim them regularly. A key to a happy community is respect. Respecting your neighbor's right to the quiet enjoyment of their home is part of the arrangement. Your neighbors will appreciate, and hopefully reciprocate, your efforts to lower the volume, keep your pets quiet and keeping interior remodeling and entertaining to reasonable hours.

