

DECEMBER 2021



# ALBERHILL RANCH COMMUNITY ASSOCIATION

ALBERHILLRANCHHOA.ORG



## FAMILY VISITING FOR THE HOLIDAYS?

As the holiday season approaches, we would like to remind everyone about parking within the community. During this time of year, many people have get-togethers with family and friends. This creates a lot of extra vehicle traffic on the Associations streets. Please make sure your guests follow the speed limit and the parking rules of the community.

## ALBERHILL RANCH HOLIDAY DECORATING REMINDER!

A friendly reminder to all Alberhill Ranch residents to please be courteous of your neighbors and decorate with care this holiday season. Please do not place any holiday lights or decorations in the Association's common area. Placing decorations in the landscape areas including the slope areas prevents the landscapers from doing their job properly and creates a liability for the Association. Please keep decorations tasteful and in keeping with the look of Alberhill Ranch. Thank you for your cooperation and for brightening our community with your holiday lights and decorations!



## HOLIDAY PACKAGE REMINDERS:

The holiday season is right around the corner! During the holidays, thieves will follow delivery trucks and steal unattended packages that drivers leave at people's front door. Here are a few tips on how to protect your packages from theft:

- Get a tracking number from the shipping company
- Require a signature with delivery
- Have the company leave the package at a local shipping center if you won't be home
- If you can't retrieve it daily, have a trusted person get it
- Never leave packages outside your door
- If you are traveling, have the post office hold your mail until you get back
- Insure any packages you send
- Alert recipients of your packages as to when they are to expect them



### **BOARD OF DIRECTORS:**

Paulie Tehrani  
Shelley Lewis  
Karen Holder  
Vanessa Macias  
Andy Petijean

### **NEXT BOARD MEETING:**

TBD via Zoom

*In accordance with Civil Code requirements, the final agenda will be posted at the Clubhouse Bulletin Board at least 4 days in advance of the meeting.*

*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  
Fax: 951-491-6864  
E-mail: [dmandel@keystonepacific.com](mailto:dmandel@keystonepacific.com)

#### **Common Area Issues / Key Card**

#### **Form Requests:**

Ariane Benson  
Phone: 951-491-7363  
E-mail: [abenson@keystonepacific.com](mailto:abenson@keystonepacific.com)

#### **Billing Questions / Address Changes:**

Phone: 951-491-6866  
[customercare@keystonepacific.com](mailto:customercare@keystonepacific.com)



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

# DECEMBER 2021 REMINDERS

## KEYSTONE HOLIDAY SCHEDULE

For **after-hours** association maintenance issues, please call 951-491-6866 to be connected with the emergency service line.

Please call 9-1-1 for life-threatening emergencies.

### **Keystone Pacific Closed in Observance of the Holiday Season -**

- Christmas Eve - Friday, December 24th
- Christmas Day Observed- Monday, December 27th
- New Year's Eve - Friday, December 31st
- New Year's Day Observed- Monday, January 3rd



## 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

## COMMUNITY REMINDERS

- Please be courteous to your neighbors and remove trash, debris and old newspapers from the front of your home.
- Please obey all traffic laws within the community and keep your speed below 15 mph when driving through the community.
- Please clear garages out as soon as possible so that they can be used for the parking of vehicles.
- Please remove trash cans from the street in a timely manner and store them behind your side gate.
- Please remember that portable basketball hoops must be removed from the street when not in use and stored in your rear yard or garage.

Thank you for your help and cooperation!

## KPPM CONNECTION

The KPPM Connection is an online tool that offers enhanced homeowner services. Using the online portal, you can:



- Make Online Payments
- View Statements / Billing Inserts
- Print Account History Reports
- Enhanced Notification Features
- Sign-up / Register for E-Blasts



Using your smartphone, please scan the QR code to the right or visit [www.kppmconnection.com](http://www.kppmconnection.com). Please log in using your account online email address and password. If you have not registered, please have your billing statement available to enter in the required information. If you need assistance, please contact Customer Care at (949) 833-2600 or [customercare@keystonepacific.com](mailto:customercare@keystonepacific.com).

## 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 Associations Enforcement & Fine Policy.



## DON'T FORGET TO OBTAIN APPROVAL FIRST!

Our governing documents require the Association approve all proposed architectural changes before any work is started. Getting Association approval on all proposed architectural changes is not just a good idea to protect your investment, **it is a requirement!**

If you have any questions, please contact Management.



# APPLICATION FOR CANDIDACY FOR THE BOARD OF DIRECTORS

Dear Homeowner:

The Annual Election will be held in . If you are interested in serving on the Board, please complete this application and return it to **KEYSTONE** by 5:00 PM on . For specific candidate qualifications, please contact Management for a copy of your community's Election Rules.

**Members are encouraged to confirm their personal contact information by the deadline set forth for submitting nominations to ensure that Members have an opportunity to review their personal information at least thirty (30) days before ballots are mailed.**

NAME: \_\_\_\_\_

(Note: Be sure to complete and return verification information on page 2 of this application)  
Candidacy statement needs to be kept to one page. Please type in the information requested below.

WHY WOULD YOU LIKE TO SERVE AS A BOARD MEMBER?

WHAT IS YOUR BACKGROUND?

WHAT IS YOUR VISION FOR THE COMMUNITY AND WHAT WOULD YOU LIKE TO ACCOMPLISH DURING YOUR TERM OF OFFICE?

**PLEASE NOTE: PER CALIFORNIA CIVIL CODE SECTION 5105(a), A COPY OF THIS FORM MAY BE INCLUDED WITH THE OFFICIAL BALLOT. THE CANDIDATE/MEMBER IS SOLELY RESPONSIBLE FOR THE CONTENT OF THIS COMMUNICATION. THE ASSOCIATION DOES NOT EDIT OR REDACT ANY CONTENT**

# APPLICATION FOR CANDIDACY FOR THE BOARD OF DIRECTORS

## HOMEOWNER VERIFICATION INFORMATION

ADDRESS: \_\_\_\_\_

WORK PHONE NUMBER: \_\_\_\_\_

HOME PHONE NUMBER: \_\_\_\_\_

CELL PHONE NUMBER: \_\_\_\_\_

E-MAIL ADDRESS: \_\_\_\_\_

I, \_\_\_\_\_, hereby certify that the information above is true and correct and that I have not been convicted of a crime which, if elected, would either prevent the Association from purchasing fidelity bond coverage required by California Civil Code section 5806 or terminate the Association's existing fidelity bond coverage.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

To request an electronic copy of the Candidacy Application, please contact [reconnect@keystonepacific.com](mailto:reconnect@keystonepacific.com).

Completed Candidacy Applications must be submitted to [reconnect@keystonepacific.com](mailto:reconnect@keystonepacific.com) or to the following address before the deadline: