

January 2022

ALBERHILL RANCH COMMUNITY ASSOCIATION

www.alberhillranchhoa.org



How to Make a New Year Resolution

Although many of us make a New Year resolution at the beginning of a New Year, we do it more out of a custom than with actual planning. Also, people don't spare much thought in finding out what he/she will actually like to achieve in the year. Hence, the success rate with a New Year resolution is actually poor. Some tips, therefore, can become handy in making your New Year resolution a success.

Fix your target: What is really important to you? What do you want to achieve in the coming days? Setting your priorities will help you set your New Year's resolution better.

Make a realistic promise: When we promise, we promise big, without really considering the possibilities of achieving it at the end. This is one of the major causes of higher failure rate with New Year's resolutions. Hence, make yourself a realistic promise.

Make an optimistic promise: Try and look at the positive side of the promise. Leave the negative ideas aside. Hence, instead of saying that 'I'll not be late at my appointments' say 'henceforth, I'll reach everywhere in time'. The positive tone will help you improve your chances of success.

Break down big goals: If you have promised your self a big thing, set small targets at first. Instead of looking at the mammoth task on the whole, taking small steps towards achieving it will help you to reach the target easily.

Develop other habits: We all know that some habits are hard to change. Hence, the best way to change an old habit is by developing other engagement. If you have decided to quit smoking, find another engagement which will relax you and will take your mind away from smoking.

HOLIDAY REMINDERS

We appreciated everyone's holiday spirit. All the decorations and lighting really made the community shine! As a friendly reminder, please remember to remove your holiday lighting by January 15th!



BOARD OF DIRECTORS:

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

NEXT BOARD MEETING:

TBD

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) 395.1202

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) 491.7363
abendson@keystonepacific.com

BILLING QUESTIONS/ ADDRESS CHANGES/ WEBSITE LOGIN:

Phone: (949) 833.2600
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ARCHITECTURAL DESK:

Phone: (949) 838.3239
architectur-



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January 2022 REMINDERS

- Keystone is Closed in Observance of New Year's - Monday, January 3rd
- 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: TBD



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.

PROPERTY MAINTENANCE

The purpose of rules regarding property maintenance is to help the Association set a standard for how properties should be maintained. This helps keep up property values which benefits all homeowners. With this said, the Association would like to point out some of the common maintenance items that homeowners may receive a letter for:

Weeds in the planters, driveway cracks or turf. Keep in mind that if you turn down your irrigation on your lawn to conserve water, you may find that weeds still grow. Weeds require far less water than turf and as your turf turns brown, the tall, green weeds tend to stand out. We recommend monitoring your turf and spraying and pulling weeds as necessary.

Dirt Yards. We understand that water conservation is important. However, dirt yards are not attractive. If your goal is to cut back on irrigation, there are lots of alternative drought tolerant landscaping options. Please remember to obtain approval prior to making exterior modifications.

Trash cans should be taken in after trash day and stored behind your gate. This is pretty self explanatory. Please find a spot to store your trash cans behind your gate and bring them in the night of trash pick up.

Architectural Approval. Please remember to obtain approval prior to making exterior modifications.

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.

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 management.

