

March 2022



ALBERHILL RANCH COMMUNITY ASSOCIATION

www.alberhillranchhoa.org



ARE YOU A GOOD NEIGHBOR?

Being a good neighbor is vital to creating a healthy and happy community. Ask yourself these few questions and see what you can do to improve the quality of life at Alberhill.

- Do I keep my porch and side yard clean of storage items?
- Do I park vehicles in my garage to conserve street parking?
- Do I play loud music that could affect others?
- Do I monitor my pet's behavior to insure that they are not continually barking?
- Do I report maintenance items to Management?
- Do I put my trash cans away promptly after trash pick up day?
- Do I pick up after myself, my guests, my children or my pets after utilizing the common area?
- Do I pay my assessments on time?
- Do I attend Board Meetings and take a vested interest in my community?
- Do I know my neighbors and have I taken the time to have a friendly conversation with them?
- Do my tenants know the rules and have I presented them with a copy of the Rules & Regulations and/or CC&R's?

Management deals with neighbor complaints all the time and the first question is often, "have you spoken to your neighbor regarding this issue?" Many items can be dealt with one-on-one, if approached in a friendly manner, with the intention of resolution! Please make sure that you are being a good neighbor and fostering a happy community! Thank you.

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.

STORED VEHICLES IN THE COMMUNITY

If you notice a vehicle that is being 'stored' in the community, please contact Darren Mandel with Keystone at dmandel@keystonepacific.com so we can alert the patrol company to the violation.

BOARD OF DIRECTORS:

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

Liliana Roman

Phone: (951) 395.1477

lroman@keystonepacific.com

BILLING QUESTIONS/ ADDRESS CHANGES/ WEBSITE LOGIN:

Phone: (949) 833.2600

customer@keystonepacific.com

ARCHITECTURAL DESK:

Phone: (949) 838.3239

architectural@keystonepacific.com



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

March 2022 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: TBD



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.

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 Keystone.

ANONYMOUS COMPLAINTS

Sometimes a complaining witness wants to be anonymous so as to avoid a confrontation with the person who is in violation of the rules. To hold a disciplinary hearing and fine an owner based on anonymous testimony would be a violation of the accused owner's due process rights. Without any evidence of a violation, disciplinary hearings cannot be held, which is why we rely on written correspondence. Please remember to submit your complaint in writing to management. We appreciate your cooperation.

