

April 2022

ALBERHILL RANCH COMMUNITY ASSOCIATION

www.alberhillranchhoa.org



April 22, 1970 was the first Earth Day, and the date has been observed every year since as the anniversary of the birth of the modern environmental movement. Our Mother Earth may only officially get one day a year, but we should try to take care of our planet every day.

LANDSCAPE MAINTENANCE

April showers can cause weeds to over grow. Do your part to keep your lawn maintained now that springtime is here. Fertilizing & reseeding your lawn is also necessary from time to time.

Tip: Don't forget to check for weeds in the expansion joints of your driveway

TIPS ON HOW TO MAKE YOUR NEIGHBORHOOD SAFE

- Don't hide valuables in popular places such as dresser drawers, bedroom closets or freezers. Those are the first places burglars look. Use safes for jewelry and weapons. Favorite items to steal are cash, jewelry, electronic equipment and games, silver, guns, and items easily sold to pawn shops, second-hand stores or on the street.
- Install porch, yard, and motion-detector lights to supplement streetlights.
- Make sure that privacy fences are not providing concealment for criminals.
- Thieves look for homes that appear to be empty, so as a deterrent leave a car parked in the driveway, leave on radios or televisions.
- Burglars want to spend no more than 60 seconds breaking into a home, so make entry more time-consuming by installing deadbolt locks on doors and bars and locks on windows.
- Make a special effort to secure the front door and first-floor windows because those are the two places' thieves are most likely to gain entry.

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

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/

ADDRESSCHANGES/

WEBSITE LOGIN:

Phone: (949) 833.2600
customer@keystonepacific.com

ARCHITECTURAL DESK:

Phone: (949) 838.3239
architectural@keystonepacific.com

April 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
- Pool Key Fob distribution coming soon- be alert for Communication from Management



SPRING CLEANING

This month, try to incorporate the following small habits for a big payoff



- **Put lightly worn clothing away immediately.** Starting this month, put those clothes away as soon as you take them off. If you don't want them next freshly laundered clothing, designate a drawer or area of your closet for these items. You will extend the life of those items, save water and laundry soap, and stop those items from living forever in a growing pile on a chair.
- **Let go of clothing that doesn't fit or make you feel good.** Place a box or bin in the bottom of your closet for items that don't fit or make you feel your best. Once the bin is full, drop it off at your local donation center or post it on a neighborhood site for porch pick up. You will slowly make extra space in your closet and drawers and get to know the joy of breathing room
- **Dust your house with dryer sheets.** use dryer sheets to dust every once in a while. Dryer sheets collect dust and leave behind a residue that actually *repels* dust, which means dust won't settle back onto the surface you just cleaned with a dryer sheet for a couple days.

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. Each month, the Compliance Coordinator goes around the entire community looking for common area problems and monitor areas that may need attention soon. Please reach out to us with any questions or concerns regarding the notices.

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

VISIT THE COMMUNITY WEBSITE

www.alberhillranchhoa.org

Log onto the community website to:

- Submit maintenance requests, address changes
- Get the latest community news & updates
- Obtain minutes, newsletters, policies, forms
- Access your account online
- Pay your HOA bill online