

May 2022

# ALBERHILL RANCH COMMUNITY ASSOCIATION



[www.alberhillranchhoa.org](http://www.alberhillranchhoa.org)



## **SPRING HAS SPRUNG AND SO HAVE THE WEEDS!**

Please take a look at your property and address any maintenance concerns you notice. Before the weather gets too warm, take some time this weekend to spray weeds in your planters or the ones that pop up in the cracks of your driveway, remove any trees or shrubs that died last winter, remove tree stakes on mature trees, and put down a little mulch to freshen up your landscaping. It looks nice and it helps retain moisture in the soil so your plants require less water.

## **LOVE AND LEASH YOUR DOG**

We love dogs—we really do. That's why the association is committed to enforcing the county leash law on association property. According to the U.S. Humane Society, an unleashed dog has an average life span of less than four years. Allowing your dog to run free threatens your dog's health and welfare and the happiness it brings to you. We also love our community. That's another reason the association is committed to enforcing the county leash law—so all residents may enjoy our community. We trust we can count on you for voluntary compliance with the leash law. We don't like to call animal control, but we won't have any choice if your dog is running free.

## **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.

## **HAVE A HOA RELATED QUESTION**

To ensure that you are receiving accurate and up-to-date information with regards to landscaping, assessments, or common areas, please make Management your first point of contact. If you ever receive a notice and you aren't quite sure you understand what it is for. Contact us, we are more than welcome to explain the letter via email, phone call or an onsite meeting.

## **VISIT THE COMMUNITY WEBSITE**

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

Should you have problem logging onto the community website, please call Customer Care at 951-491-6866.

## **BOARD OF DIRECTORS:**

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

## **NEXT BOARD MEETING:**

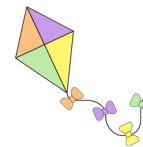
**TBA**

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) 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

## May 2022 REMINDERS



- Keystone is Closed in Observance of Memorial Day - Monday, May 30th
- 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



### 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.

### WHAT TO DO IN CASE OF A 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.
- Homeowners are responsible for their personal property located within their unit and patio area.
- All non-Association emergencies should go through the local authorities, police, fire department, etc., as needed, to avoid delay.

### TAKING PRIDE IN THE COMMUNITY

A short drive around Lake Elsinore will quickly illustrate the differences in purchasing a home in an HOA vs. purchasing a home that is not part of an HOA. While a majority of homeowners want to maintain their home and protect their assets, what individuals consider the property level of maintenance can differ greatly. The Association helps maintain property values in the community by ensuring that homeowners maintain their properties. When the Association identifies an issue, a compliance notice is sent as a means of communicating that attention is needed.

It's common for homeowners to look at their own property and think, "My yard is not as bad as my neighbors." However, this is really not the standard that is going to benefit the community. The Association would like to encourage homeowners to take pride in the community by doing simple things like spraying weeds, fertilizing plants, regularly mowing the lawn and bringing in the trash cans in after trash pick up. These small things really make a world of difference!

