

June 2022



# ALBERHILL RANCH COMMUNITY ASSOCIATION

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

## **Architectural Applications FAQs**

An Architectural Application is required notice to the HOA that exterior changes are planned to either the front or rear yards of the home. The application is sent to a third party architect to ensure that all exterior changes are within the parameters of the restrictions of the community. If the application is approved, you may begin work. If it is not approved, you will need to modify the application according to the suggestions and/or notes made on the application by the architect and resubmit to the architectural department.

**Why is an application required?** An application is required to ensure that the community rules are followed when planning exterior changes.

**Why is there a charge?** The community utilizes an outside architect that charges for the review.

**Why is there a deposit?** The deposit is required to ensure that the changes on the application are completed and a Notice of Completion (NOC) is filed with the Association.

**What is a Notice of Completion (NOC)?** A NOC is a document that is filled out by the homeowners and presented to the Architectural Department along with pictures of the improvements. Once approved, the deposit is returned.

**Why does the Association care what is installed in my back yard?** The Association has a duty to the membership to ensure that modifications adhere to the safety and aesthetic standards of the community.

**Why am I receiving a letter for my rear yard installation?** Management is charged with tracking installations for the rear yards. If you received a letter, Management does not have an architectural application on file for your rear yard. If your rear yard has already been installed, please contact Management immediately for further information. If your rear yard has not been installed, please take steps to file an application.

Please note that installing the rear yard is a requirement. If the architectural process is not followed, you may be subjected to costly fines and removal of your common area privileges. If you need an architectural application, they are available online at [www.alberhillranchhoa.org](http://www.alberhillranchhoa.org).

## **Stored Vehicles in the Community**

If you notice a vehicle that is being 'stored' in the community or unauthorized commercial vehicle, please contact Darren Mandel with Keystone at [dmandel@keystonepacific.com](mailto:dmandel@keystonepacific.com) so we can alert the patrol company and city to the violation.

## **BOARD OF DIRECTORS:**

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

## **NEXT BOARD MEETING:**

**To Be Determined**  
Conference Call via Zoom & In Person

*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](mailto:dmandel@keystonepacific.com)

### **COMMON AREA ISSUES:**

**Liliana Roman**  
Phone: 951-395-1477  
[lroman@keystonepacific.com](mailto:lroman@keystonepacific.com)

### **BILLING QUESTIONS/ ADDRESS CHANGES/ WEBSITE LOGIN:**

Phone: (949) 833.2600  
[customer-care@keystonepacific.com](mailto:customer-care@keystonepacific.com)

### **ARCHITECTURAL DESK:**

Phone: (949) 838.3239  
[architectural@keystonepacific.com](mailto:architectural@keystonepacific.com)

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

## June 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: To Be Determined  
Conference Call via Zoom & In Person
- The Splash Pad at the Alberhill community pool is working and is 'timer' activated. The timer is located to the left of the bathroom corridor on the wall.



### **Water Conservation Tips**

- Check household faucets for leaks. A faucet with even a slow drip takes 10 to 25 gallons of water. Just think, 15 drips per minute add up to almost 3 gallons of water wasted per day, 65 gallons wasted per month, and 788 gallons wasted per year!
- Keep showers to 5 minutes or less in length. A five-minute shower takes 10 to 25 gallons of water.
- Keep a pitcher of water in the refrigerator. Then you won't have to run tap water to cool it.
- Use a broom to sweep your driveway, garage, or sidewalk instead of using water.
- Water your lawn in the evening or in the early morning to avoid evaporation. Be careful to water only the lawn and not the sidewalk or street.
- Use water only when you need it. Don't leave water running; be sure to turn it off when you are finished.

### **Landscape Maintenance—Please Do Your Part In Keeping Your Home Look Its Best!!**

Please make sure that you are maintaining your lawn on a regular basis. The grass should always be kept at a reasonable height; no more than 2-3". Although it's a great start, mowing isn't enough to keep your yard looking its best. After you mow, put the final touches on the job by using an edger around driveways, sidewalks, planter borders, trees or any other place the grass meets another surface. Fertilizing & reseeding your lawn are also necessary from time to time. On a regular basis, you should also remove weeds & cut back any overgrown plant material. Tip: Don't forget to check for weeds in the expansion joints of your driveway. Please use these pointers to help the community look amazing for summer! To find information regarding water saving tips, please visit [www.bewaterwise.com](http://www.bewaterwise.com).



### **Please Be Responsible With Your Pet**

Homeowners with pets must pick up all pet waste from common areas and/or other homeowners' lots immediately. Also, when letting pets outside of the confines of your home, you must have your pet leashed and controlled by someone capable of restraining the animal. Lastly, please inform children and guests of these rules. If you need help reinforcing these issues, please feel free to contact Animal Friends of the Valley at 951-674-0618. Please visit <https://animalfriendsofthevalleys.com/public-services/> and <https://animalfriendsofthevalleys.com/animal-control-2/> for a list of the services they provide as well.

### **Why Do We 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.