



# Alberhill Ranch



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

JANUARY 2009

## Annual Election

The annual election is scheduled for March 18, 2009. Please complete the secret ballot once you receive it in the mail and return it ASAP so quorum can be achieved. If you wish to run for a position on the Board of Directors, please submit the candidacy application that was enclosed with the October newsletter/billing statement. There is still time!

The purpose of the election will be to elect three (3) members; each to serve a two (2) year term. Positions are voluntary, there is no monetary compensation.

If you need an additional candidacy statement, please contact Management at [swashington@keystonepacific.com](mailto:swashington@keystonepacific.com) or (951) 491-6863.



## MARCH 2009 ANNUAL ELECTION

### IT IS TIME TO VOTE!!!

#### Valid Ballots—Secret Ballot System

- Fill out Ballot—vote for your choice of directors and on the IRS ruling.
- Place Ballot in the plain white envelope.
- Place plain white envelope in the Special Brown Envelope.
- Write clearly your name and address on the upper left hand corner and then **SIGN IT** under your address.
- Mail it back to Keystone Pacific—The Special Brown Envelope has been addressed and postage is paid.

If you are not planning on attending the annual election, please submit your ballot so we may achieve quorum. Your vote counts!



#### BOARD OF DIRECTORS

- President:  
Tom Tomlinson
- Vice President:  
Frank Lazarony
- Treasurer:  
Janet Welsh
- Secretary:  
Robert Parmele
- Member at Large:  
Kevin Beals

#### IMPORTANT NUMBERS

Keystone Pacific  
Property Management, Inc.  
41593 Winchester Road #113  
Temecula, CA 92590

#### Association Manager:

Serina Washington  
Phone: 951-491-6863  
Fax: 951-491-6864  
E-mail:  
[swashington@keystonepacific.com](mailto:swashington@keystonepacific.com)

#### Common Area Issues:

Terry Kammes  
E-mail:  
[tkammes@keystonepacific.com](mailto:tkammes@keystonepacific.com)  
Phone: 951-491-7362

#### Billing Questions/ Address Changes:

Phone: 951-491-6866  
E-mail:  
[accounting@keystonepacific.com](mailto:accounting@keystonepacific.com)

#### Architectural Desk:

Phone: 951-491-6866  
E-mail:  
[architectural@keystonepacific.com](mailto:architectural@keystonepacific.com)

#### City of Lake Elsinore Info:

Police (non-emergency)  
(800)950-2444  
Animal Control  
(951)674-0618  
Crime Prevention  
(800) 782-7463  
City Services  
(951) 674-3124  
Fire Department  
(951) 674-2161

## JANUARY 2009 REMINDERS

- **Thursday, January 1st and Friday, January 2nd – Keystone Pacific will be closed in observance of the New Years Holiday.**  
For after-hours association maintenance issues, please call (951) 491-6866 to be connected with the emergency service line.  
*Please call 9-1-1 for life-threatening emergencies.*

- **Next Board Meeting:**  
March 18, 2009  
6:00 PM  
Alberhill Ranch Community Clubhouse  
**\*\*AGENDAS WILL BE POSTED ON THE WEBSITE FOUR DAYS PRIOR TO THE BOARD MEETING**



## PAY YOUR ASSOCIATION BILL ONLINE!

Keystone Pacific is now accepting association payments online. This new service is available by using the account billing inquiry feature located on the community website at [www.alberhillranchhoa.org](http://www.alberhillranchhoa.org). All payments require a bank routing number in addition to a checking, savings or money market account number. Credit card payments are not accepted through this online service. Payments submitted online will be processed daily. If you have questions about this service or regarding your account number and password, please contact customer service at (951) 491-6866.

**AUTOMATIC DIRECT PAYMENT OF ASSESSMENTS**  
If you are interested in having your assessments debited from your checking or savings, please call an accounting customer service representative at (951) 491-6866.

## VISIT [www.AlberhillRanchHOA.org](http://www.AlberhillRanchHOA.org)!

Log onto Alberhill Ranch's community website to:

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



Should you have problem logging onto the community website, please call Customer Service at (951) 491-6866 Ext 242.

### ARCHITECTURAL REMINDER:

In June 2008, the Board of Directors had approved a six (6) month moratorium for rear yard landscape installation with the condition that homeowners fulfill their maintenance obligations for slope maintenance and weed abatement within their lot. This moratorium has now been reinstated in December 2008. Management will be reviewing the architectural log and tracking the homeowners that are in need of submitting architectural plans and applications for the installation of the rear yards and sending the appropriate letters. If you need additional applications/guidelines, please contact Management at [swashington@keystonepacific.com](mailto:swashington@keystonepacific.com) or (951) 491-6863. If your yard has been installed by the developer, please advise Management so we may update our tracking log.

Please note that a \$500.00 review fee/refundable deposit is due and collected during escrow for the first time buyer. This review fee pays for the services of one or more professional consultants to act on behalf of the Association's Architectural Committee. The review fee portion of the \$500.00 will be determined after submission and the unused portion of the review fee will be refunded to you after you issue the Notice of Completion and receive written verification that your Notice of Completion has been accepted.