



Alberhill Ranch



www.alberhillranchhoa.org

FEBRUARY 2009

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

Common Area Issues:

Terry Kammes
E-mail:
tkammes@keystonepacific.com
Phone: 951-491-7362

Billing Questions/ Address Changes:

Phone: 951-491-6866
E-mail:
accounting@keystonepacific.com

Architectural Desk:

Phone: 951-491-6866
E-mail:
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

What are Common Expenses?

Common Expenses shall mean and refer to the actual and estimated costs of: Maintenance, management, operation, repair and replacement of the Common Areas and all other areas on the Covered Property which are maintained by the Association;

Unpaid Assessments;

Maintenance of the Special Maintenance Areas;

Maintenance by the Association of areas within the public right-of-way of public streets in the vicinity of the Covered Property as provided in the Declaration or pursuant to agreements with the County or any other applicable governmental or quasi-governmental agency, district or authority; Costs of management and administration of the Association, including, but not limited to, compensation paid by the Association to managers, accountants, attorneys and employees;

The costs of utilities, trash pickup and disposal, gardening and other services which generally benefit and enhance the value and desirability of the Common Areas;

The costs of electricity for any street lights in the Development;

The costs of fire, casualty, liability, workmen's compensation and any other insurance covering the Common Areas;

The costs of any other insurance obtained by the Association;

Reasonable reserves as deemed appropriate by the Board, and the cost of any reserve study pursuant to California Civil Code Section 1365.5(e);

The costs of bonding of the members of the Board, any professional managing agent or any other person handling the funds of the Association;

Taxes paid by the Association;

Amounts paid by the Association for discharge of any lien or encumbrance levied against the Common Areas or portions thereof;

Costs incurred by the Architectural Committee or any other committee established by the Board; and

Other expenses incurred by the Association for any reason whatsoever in connection with the Common Areas, or the costs of any other item or items designated by the Declaration, the Articles, Bylaws or Association Rules, or in furtherance of the purposes of the Association or in the discharge of any duties or powers of the Association.

FEBRUARY 2009 REMINDERS

- **Monday, February 16, 2009 – Keystone Pacific will be closed in observance of President’s Day.**
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 P.M.
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. 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!

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.

To Water Or Not To Water: Yard Maintenance and You!

- ✔ Don't over water! Make the lawn seek its own source of water, building longer and sturdier roots.
- ✔ With cooler weather just around the corner, make sure your sprinkler timers are adjusted, otherwise you will be over-watering.
- ✔ Excess water leaches away nutrients and encourages insects. Deep watering at irregular intervals is better for the lawn than frequent light watering.
- ✔ Water your lawn early in the morning or in the evening. Avoid watering during windy days.
- ✔ Check your sprinkler timer and also check for broken sprinkler heads and leaks in hoses and couplings. Don't water the gutter.
- ✔ The best time to apply fertilizer is just before it rains. Don't forget winterizing your lawn helps to keep it green during the cold months.

