



Alberhill Ranch



www.alberhillranchhoa.org

APRIL 2009

Assessment Increase

We are all aware of the current economy; however, financial security is critical to operating the Alberhill Ranch Community Association. After review of the financials, the delinquency rates, and the operating costs, the Board of Directors has voted that it is necessary to increase the assessments fourteen (14) percent. The intent of the 14% increase is not only to keep Alberhill's operating costs solvent, but to be better prepared for the future operating expenses. Thus, the current assessment of \$156.99 will increase to \$179.00 per month to commence on May 1, 2009.

The Board of Directors has reviewed many of the vendor contracts in an effort to reduce operating costs to keep the dues as low as possible. Some of the maintenance items that the community will be minimizing is landscaping, plexiglass cleaning, pest control and light maintenance.

Landscaping services are being cut back 20%. Thus, the rotation of maintenance will be longer on the slopes. The board will be reviewing the impact of the common area on an on-going basis to ensure the community remains attractive and well-maintained.

Plexiglass cleaning will be reduced from four (4) services per year to three (3) services per year.

Pest control of the common areas will also be reduced and will only be used on an "as needed" basis.

Management would like the homeowners participation in reporting when a street light is out or lights at the clubhouse, swim park, picnic park, etc., so we may place a work order and utilize the light maintenance company on an "as needed" basis.

The newsletter will be prepared and distributed on a quarterly basis, with the next newsletter to commence on June 1, 2009.

The Board of Directors and Castle and Cooke is committed to providing the homeowners of Alberhill Ranch with an attractive community, excellent amenities and financial security.

We appreciate your cooperation and patience during these trying economic times.



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

APRIL 2009 REMINDERS

- 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 and Annual Election:**
June 17, 2009
6:00 P.M.
Alberhill Ranch Community Clubhouse
****AGENDAS WILL BE POSTED ON THE WEBSITE FOUR DAYS PRIOR TO THE BOARD MEETING**



Keystone Pacific will be closed on Friday, April 10, 2009 in observance of Good Friday.

PAY YOUR ASSOCIATION BILL ONLINE!

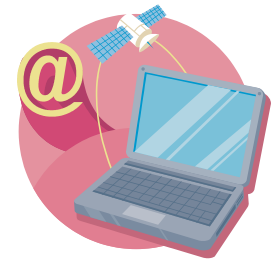
Keystone Pacific is now accepting association payments online. This new service is available by using the account billing inquiry feature located on the community website at www.alberhillranchhoa.org. All payments require a bank routing number in addition to a checking, savings or money market account 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.

Landscaping Contract/Maintenance Review

We are currently working with O'Connell Landscaping to minimize the costs of landscape maintenance. We appreciate your patience while we work out maintenance plans. The intent would be to take the reduction out of the maintenance of the slopes by placing them on a deferred maintenance schedule. By reducing the labor on the slopes, it will slow down the maintenance rotation, but not to the point of jeopardizing the landscape or the association's property values. It will take longer to get around the property, plants will grow more between trimmings and weeds may germinate more before they are pulled, but will not be allowed to get out of control. We will continue to maintain the fuel modification zones, the flat (focal) areas, which include the swim park, turf and park areas at a high level in an effort to protect the appearance of the high traffic areas.

