

Alberhill Ranch



www.alberhillranchhoa.org

JUNE 2009

Enforcement Policy Reminder

A violation is defined as an act in conflict with the CC&R's, Bylaws, Rules and Regulations and Design Guidelines of Alberhill Ranch.

Any violation that is an alleged violation of the Association's governing documents or Rules and Regulations will be processed according to the procedure outlined below:

Send a letter to the Owner stating the alleged violation and a date needed to cure said violation.

Upon expiration of the cure date, if the violation still exists, a second letter will be sent stating that the failure to abide by Alberhill Ranch Rules and Regulations has imposed a hardship on the Association and the Owner will be asked to attend a hearing with the Board of Directors.

The Owner will be notified as to the decision rendered by the Board as a result of the hearing. If the Owner is found to be in violation of Alberhill Ranch's documents, the Board will either (a) seek remedy by use of alternative dispute resolution such as mediation or arbitration; (b) levy a Compliance Assessment; (c) temporarily suspend rights to use any common recreational amenities located on Alberhill Ranch; (e) enter upon a Lot to monitor and enforce a compliance; (f) record a notice of compliance; or (g) a combination thereof.

If the decision is to pursue a monetary fine system, Alberhill Ranch Fine Schedule will apply.

Please note:

Any unpaid and past due assessments constitutes as a violation of the CC&R's, therefore; if you have a past due balance on your account, you will be subject to a hearing before the Board of Directors. Please understand that based upon the hearing outcome or lack of response, the Board of Directors may choose to commence with the Association's Enforcement Policy which will include suspension of the owners rights to utilize any common recreational amenities located on Alberhill Ranch. *For example:* the swim club, picnic park and clubhouse will be suspended until the violation is cured.

BOARD OF DIRECTORS

- President:
Tom Tomlinson
- Vice President:
Scott George
- 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



JUNE 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 :**
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**



PAY YOUR ASSOCIATION BILL ONLINE!

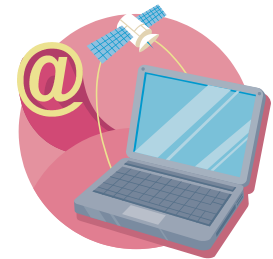
Keystone Pacific is now accepting association payments online. This new service is available by using the account billing inquiry feature located on the community website at www.alberhillranchhoa.org. All payments require a bank routing number in addition to a checking, savings or money market account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

Assessments as Important as Mortgages and Taxes

When you sit down to pay your bills each month, do you consider your association assessment a low priority? If so, think again.

According to the National Consumer Law Center's (NCLC) *Guide to Surviving Debt*, "Condo fees...should be considered a high priority." In fact, NCLC considers community association assessments in the same category as mortgage payments and real estate taxes—a category ranked second only to feeding your family—according to the *Guide's* "Sixteen Rules about Which Debts to Pay First."

Assessments pay for services like building maintenance and cleaning that you would pay no matter where you lived—either as direct out-of-pocket expenses or indirectly in a higher rent payment. But the association has collective buying power, so when all services and utilities for everyone in the community are passed along to you as a monthly assessment, you're actually getting a bargain.

So, next time you get out your checkbook, remember to put your assessment near the top of that stack of bills. You'll be glad you did.