

Alberhill Ranch

www.alberhillranchhoa.org

NOVEMBER 2009

SEPTEMBER 16, 2009 BOARD MEETING HIGHLIGHTS

We wanted to thank all of you that attended the Board Meeting on Wednesday, September 16, 2009. Your input and communication is always welcome and we appreciate your efforts in assisting to resolve some of the unwanted activity that is occurring at the swimclub.

The Board of Directors is currently working diligently on reviewing optional security measures to help mitigate some of this activity, including installing additional gate material to the top of the entrance gates to prevent the uninvited from jumping over the fence to gain access to the swimclub area.

We also wanted to remind residents that a Neighborhood Watch Program is being formed and would like some volunteers. A Neighborhood Watch program is a great tool in communities. Law enforcement should always be contacted if anyone notices any suspicious activity. The number to call is (800) 950-2444 or (951) 776-1099.

Please feel free to visit the website for any news, updates, volunteer info, committee info, pest control info, board meeting dates and minutes taken from the board meeting discussions.

Feel free to contact Management and provide your email address and/or contact information if you would like to be involved, volunteer for any committees, or would just like an email notification of a meeting date, questions answered, etc.

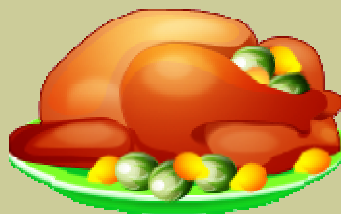
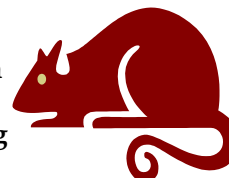


If you have any questions, please contact Management at (951) 491-6866.



Pest Control Problems? Rats and Mice?

A high level of success can be achieved when controlling rodents by using an integrated pest management approach. An integrated pest management program consists of habitat modification, sanitation, trapping, baiting and exclusion, using precise methods. Please visit the Alberhill website to find more information from Animal Pest Management on controlling those pesky rodents.



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:

Valerie Rodriguez
E-mail:
vrodriquez@keystonepacific.com
Phone: 951-491-7362

Billing Questions/ Address Changes:

Phone: 951-491-6866
E-mail:
customercare@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

NOVEMBER 2009 REMINDERS

- Keystone Pacific will be closed on Thursday, November 26th and Friday, November 27th in observance of Thanksgiving. 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:**
DECEMBER 16, 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 a problem logging onto the community website, please call Customer Care at (951) 491-6866 Ext 268.

LETTERS FROM THE ASSOCIATION

Part of the Management's contract is to perform inspections twice a month of the community. The purpose of these inspections is to ensure that homes are being maintained, CC&R's are being followed and violations are being corrected.

From time to time, homeowners may receive letters advising them of a correction that needs to be made. Although this can be frustrating and down right upsetting, it is sent with the best of intentions in mind....to keep the neighborhood looking good!!!

How can you help? Sending letters is not the main purpose of an Association and homeowners can do some very simple things to help:

1. Maintain all landscaping on a weekly basis. Mow lawn, pull weeds and trim plant material. Check irrigation and fertilize as needed.
2. Remove volunteer plant material: i.e.. If a plant was not planted by you or the developer, it is a volunteer, most likely a weed and needs to be removed.
3. Be conscious of your neighbors, if your dog is barking at all hours of the night, that is considered a noise nuisance, please keep your dog inside or train your dog to abate the constant barking.
4. Store trash cans out of view of the street or common view.
5. If you do not use a vehicle every day.... Park it in your garage! Not in the street.



Keeping your house and property maintained makes the community look great, saves money and helps to foster good community spirit!!! Management is here to help, please feel free to call if you should have any questions regarding a letter you may have received or a question you may have regarding the CC&R's.