



# Alberhill Ranch Community Association

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

JUNE 2010

## BOARD OF DIRECTORS

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

## IMPORTANT INFORMATION

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

### Association Manager:

Jamie Bolduc  
Phone: 951-491-6866 ext. 265  
Fax: 949-833-0919  
E-mail:  
[jbolduc@keystonepacific.com](mailto:jbolduc@keystonepacific.com)

### Common Area Issues:

Valerie Rodriguez  
E-mail:  
[vrodriquez@keystonepacific.com](mailto:vrodriquez@keystonepacific.com)  
Phone: 951-491-6866 ext. 253

### Billing Questions/ Address Changes:

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

## SOME REMINDERS OF USE OF THE COMMUNITY POOL

Use the pool at your own risk. The Association assumes no responsibility for any accident or injury in connection with such use or for any loss or damage to personal property. If Owner elects to rent or lease his/her Dwelling Unit and gives right of access to Lessee, the Owner relinquishes his/her access rights.

Use of the pool facilities and common area is a privilege which is enjoyed by all Owners or occupants, however, consideration of others concerning noise is also important.

Conduct by an Owner or occupant which deprives any other Owner or occupant use of the pool facilities or Common Property shall not be allowed.

Pool Furniture may not be taken out of the pool area for any reason at any time, including for use at the park.

No more than six (6) guests per household may make use of the swimming pool/wading pool on any given day. Guests need to be accompanied by the homeowner. Six (6) guests or more per household will need to submit a special event request for the Board of Directors to approve.

All swimmers must shower before entering the pool and must wear a bathing suit (no ragged-edged garments are allowed.) Showers are only for persons using the facilities and not for individual personal hygiene not related to use of the facility.

For health reasons, **swim diapers and plastic pants, specifically for pool use, must be worn in the pool by all pool users with incontinence issues and children who wear diapers.**

Any individual with a contagious malady or open sores will not be permitted to use the swimming pool/wading pool.

For shoulder length hair or longer, it is recommended that hair be tied back, braided or cap worn (hair clogs the drains.)

The following activities are not permitted: running or "horse play" on pool deck, "horse play" in the swimming pool/wading pool, ball/Frisbee or object throwing, gum in pool area, skateboards, bicycles/tricycles/skates/roller blades, glass bottles or other glass containers/objects or pets inside fenced area; unduly loud or disturbing noise, radios/playback sound devices without headsets inside the fenced area; diving from benches, tables or other facility structures; rafts, inflatable toys, or diving rings during busy periods. No "boogie boards", smoking, or alcohol is allowed in pool area. Please do not put pool furniture in the pool.

Lifejackets are always allowed.

Anyone urinating or defecating in the pool is subject to immediate and permanent removal from the pool and pool area and imposition of appropriate penalties, which may include charging residents with all costs of draining and cleaning of pool. Residents are also subject to fines for such actions by themselves or their guests.

Any damage to equipment or furnishings must be reported promptly. Members responsible for the damage will be required to refund the association for losses related to the damage immediately.

The "buddy system" is recommended to be used by all swimmers at all times.

All gates must remain closed and locked at all times. This is to protect against small children entering unaccompanied, trespassing and vandalism.

Any resident or resident's guest caught jumping the fence to any gated facility will be asked to leave the facility. If the same person is caught jumping the fence for a second time, they will be asked to leave the facility for the day and a letter will be sent to the homeowner. Non-resident violators will be turned over to the police as trespassers.

Violation of these rules may result in suspension of pool privileges.

# JUNE 2010 REMINDERS

## SIGN UP FOR E-NOTIFICATIONS

Enroll to receive e-statement notifications once your assessment statement is ready to be viewed online. If you decide to enroll in this process and have an account in good standing, an email notification will be sent as the statement becomes available online. Once you have signed up for this program, you will no longer receive paper statements. Inserts that are typically sent with the assessment statements will be sent electronically.

In addition to the e-statement notification program, you can also sign up to receive email notifications involving our community association. Information pertaining to events, news, and activities in our community could be sent by email to the homeowners who have enrolled in this e-news program.

To sign up, please register from the "Update My Profile" page once you have logged into your billing account at [www.keystonepacific.com/www.alberhillranchhoa.org](http://www.keystonepacific.com/www.alberhillranchhoa.org).

## 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 Care at (951) 491-6866 Ext 242.

## BOARD MEETING HIGHLIGHTS

The Board of Directors for Alberhill Ranch Community Association met on Thursday, May 20, 2010 and made decisions on the following issues affecting your community:

- Landscape Proposal: Red Geraniums
- Reserve Study
- Pool Heat
- Pool Monitor Schedule
- Delinquencies
- Pest Control
- Key Fobs for Buyers of Foreclosed Properties
- Annual Maintenance Inspection Report



A reminder that all homeowners are welcome to attend the General Session portion of the meeting. The next meeting date is TBD. To review the minutes from past meetings, visit [www.alberhillranchhoa.org](http://www.alberhillranchhoa.org) and click on "Minutes". The date of the next meeting will be added to the website by the time you receive this notice.