

JULY 2010

Alberhill Ranch Community Association

www.alberhillranchhoa.org

NEXT BOARD MEETING

The next General Session Board Meeting will be held on Tuesday, September 21, 2010 at 6:00 PM at the Swim Club. All homeowners are welcome to attend the General Session portion of the meeting. Executive Session begins at 4:30 PM and is attended by private appointment only. If you have received a hearing notice, you must contact management to request a hearing time slot for Executive Session. Failure to do so can result in a penalty assessment to your account.

ANNUAL MAINTENANCE INSPECTION REPORT

The Association recently completed its annual maintenance inspection, and management is in the process of addressing all of the noted items. A copy of the full report is available on the website for all homeowners to review. If you would like to request a hard copy of the report be mailed to you, please contact management.

ARCHITECTURAL REQUIREMENTS

Homeowners are reminded that all homes in the community are required to have their back and front yard landscape/hardscape completed within one year of the close of escrow. If the prior owner of your home did not complete the architectural process, the Board will be following up with you as the new owner to submit either architectural plans or the Notice of Completion. If the prior owner of your home had submitted an application that was approved, you may request a copy of the approved plan from management, or submit a new plan. For your convenience, a copy of the Design Guidelines and architectural application is located on the website. Failure to take the necessary steps in abiding by the architectural requirements will result in a hearing notice and potentially a penalty assessment to your account. Please contact management with any questions you may have.

PARKING RULES REMINDER

Homeowners are reminded that although all streets in the community are public, the Association has adopted rules pertaining to parking, and they include:

- In no event shall any vehicle extend into the sidewalk or beyond the curblin, or impede access over any street.
- There shall be no parking on the driveways if the Owner's garage is not being utilized to the maximum designed capacity for the parking of authorized vehicles.
- All garage doors shall remain closed at all times, except as reasonably required for entry to and exit from the garage.
- No Owner shall conduct major repairs to any vehicle of any kind whatsoever upon Alberhill Ranch Common Area, on any private or public street or on his/her Lot, except wholly within the Owner's garage, and then only when the garage door is closed, provided however, only for the purpose of conducting emergency repairs and then only to the extent necessary to enable the vehicle to be moved to a proper repair facility.
- Owner is responsible for parking violations of tenants and guests.

Please review complete parking rules in the Rules & Regulations for more information.

Monday, July 5 - Observed Holiday — Keystone Pacific Offices Closed

For after-hours association maintenance issues, please call (877) 577-6462 and follow the prompts to be connected with the emergency service line.



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: 951-491-6864
E-mail:
jbolduc@keystonepacific.com

Common Area Issues:

Valerie Rodriguez
E-mail:
vrodriquez@keystonepacific.com
Phone: 951-491-6866 ext. 253

Billing Questions/ Address Changes:

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

Architectural Desk:

Phone: 951-491-6866 ext. 239
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