

# Alberhill Ranch Community Association

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

## PROTECT OUR MAILBOXES

Homeowners are reminded not to tape or otherwise affix anything to the Association mailbox posts, as tape can peel away the paint and harm the appearance of the mailbox. There have been repeated reports of graffiti to the mailboxes; please report these to management and we will address them right away. Thank you!

## 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. 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. Thank you!

## REMOVE TREE STAKES

If you have a staked tree in your front yard or in the parkway adjacent to your home, be sure to remove the stake before the tree becomes dependant on it. Leaving a tree staked for too long may disrupt its proper development. Also be sure to evaluate your trees annually for trimming and other necessary maintenance, to extend its life.



## 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.



## BOARD OF DIRECTORS

- President:  
Tom Tomlinson
- Vice President:  
Scott George
- Treasurer:  
Janet Welsh
- Secretary:  
(vacant)
- 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](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 ext. 239  
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