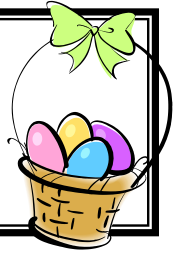


APRIL 2015

VINEYARD-MURRIETA

www.vineyard-murrieta.org



Professionally Managed by Keystone Pacific Property Management, Inc. - 41593 Winchester Road, Suite 113, Temecula, CA.

COULD YOUR EXTERIOR USE SOME TLC?

Please step outside and take a look at the exterior of your home. Take a moment to check your shutters, garage door, front door or wood trim and balconies. There are homes in the community that need attention, especially the homes that have darker colored exteriors or get the afternoon sun. Homeowners should consider painting or refurbishing anything that looks weathered or faded.

In addition to painting, there are several homes with lots of weeds and overgrown plants. We understand that everyone is busy but we ask that you please set aside a little time to work in your yards. The weather has been perfect for a little light yard work!

MARCH 9, 2015 BOARD MEETING HIGHLIGHTS

Thank you to those homeowners who attended the meeting. For those who were not able to attend, below are a list of items that were discussed:

- December 8, 2014 General Session Minutes were approved.
- The November 30, 2015, December 31, 2014 and January 31, 2015 Financial Statement was accepted.
- The Executive Finance Committee Report was approved.
- The Board approved setting a meeting date for the Neighborhood Representative Election. Candidacy Statements were included in the March billing statement. The Neighborhood Representative Election will be held on June 8, 2015 at 5:30 P.M.
- The Board approved a proposal from Reserve Data Analysis for the preparation of the Association's annual reserve study.
- The Board reviewed a delinquency report and approved to lien delinquent homeowners.

COMMUNITY REMINDER

Please slow down. With the time change and the weather warming up, children are out playing longer. They often dart out from behind a parked vehicle not looking at where they are going. Please be careful as you drive through the community.

BOARD OF DIRECTORS:

President: Rachael Taylor
Vice-President: Diana Hess
Treasurer: Scott Ries
Secretary: Tom Tokarchik
Member-at-Large: Scott Svendsen

NEXT BOARD MEETING:

Monday, June 8, 2015
General Session begins at 6:00 p.m.

The final agenda will be posted at the corner of Hayes and Sherry and available on the association's website at least 4 days in advance of the meeting. You may also obtain a copy of the agenda by contacting management at 951-491-6866.

IMPORTANT NUMBERS:

ASSOCIATION MANAGER:

Jennifer Alegria
Phone: 951-491-6862
Emergency After Hours: 951-491-6866
Fax: 951-491-6864
jalegria@keystonepacific.com

COMMON AREA ISSUES:

Jennifer Parker
Phone: 951-491-6866 ext. 636
jparker@keystonepacific.com

BILLING QUESTIONS/ ADDRESS CHANGES/ WEBSITE LOGIN:

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

ARCHITECTURAL DESK:

Phone: 951-491-6866 ext. 239
architectural@keystonepacific.com

APRIL 2015 REMINDERS

- For after-hours association maintenance issues, please call 949-833-2600 to be connected with the emergency service line. Please call 9-1-1 for life-threatening emergencies.
- Trash Pick-Up Day - Monday
Please remove trash cans from the common areas after this day.
- Monday, June 8, 2015 - Board Meeting @ 6:00 P.M.
Location: City Park on Hayes Ave., Murrieta, CA



SIGN UP FOR COMMUNITY E-NEWS

Sign up to receive news and updates pertaining to our community association via email.

To sign up, please register from the "Account Notifications" page once you have logged into The KPPM Connection at www.kppmconnection.com.

SIGN UP FOR THE ACH PROGRAM

Save time and money and never miss a payment again! Sign up to have your assessment payments automatically debited from your checking or savings account. Please call Customer Care at 951-491-6866 or send an e-mail to customercare@keystonepacific.com to request an ACH application.

COMMUNITY REMINDERS

Management has arranged to have someone from the Police Department attend the next meeting to meet with the Board and any interested volunteers to discuss the Neighborhood Watch Program. Additionally, at the March meeting, the Board approved to purchase several Neighborhood Watch signs for the community. If you have not yet volunteered for Neighborhood Watch or are just interested in hearing more about the program, please join us in the City Park on Hayes Ave. on June 8th at 6:30 P.M.

KEYSTONE PACIFIC'S NEW WEBSITE COMING SOON!

We are excited to announce the upcoming release of our new website www.keystonepacific.com. Using the website; owners can login to The KPPM Connection, submit a maintenance service request form, and much more. Our new responsive website will host a variety of articles on our blog as well as provide user-friendly tools to contact your management team. We are looking forward to providing a new, modern website for our homeowners

CALLING MANAGEMENT AFTER HOURS

After regular business hours, Keystone Pacific has a very efficient emergency response system in place in order to respond to *appropriate* emergencies, which are situations that can cause damage to property. Management can do little about your neighbor's dog barking at 3:00 a.m. The best way for this kind of a situation to be handled in the long term, is for you and your other affected neighbors to report it *in writing* to the Board of Directors in care of Management. Prowlers and vandals are best handled by the local law enforcement officials. That is not to say that the Board or Management does not want to know about this activity. They do, in order to monitor the community, but the quickest, most effective response and enforcement will come from the Police or Sheriff's Department. However, if a broken common area sprinkler or irrigation timer, fallen Association trees, etc. is threatening property, Management should be notified so that the landscape contractor can be called to solve the problem.

A rule of thumb to remember when determining whether or not to call Management after-hours is that if the property threatening situation can be addressed by one of the Association's contractors, and if not reported immediately will cause personal or property damage, then call. After hours on-call personnel will be notified and the situation addressed. Remember, our Board of Directors and Management depend upon the eyes and ears of the community to make sure that all of the community's needs are met. Please don't hesitate to contact Management during normal business hours with any questions you may have about the after hours emergency line.