

JUNE 2015

VINEYARD-MURRIETA

www.vineyard-murrieta.org

Professionally Managed by Keystone Pacific Property Management, Inc. - 41593 Winchester Road, Suite 113, Temecula, CA. 92590

JUNE HOLIDAYS

Father's Day
Sunday, June 21, 2015



UPCOMING HOLIDAYS

Independence Day
Saturday, July 4, 2015



NEIGHBORHOOD WATCH & PROTECT OUR NEIGHBORS PROGRAM

A representative from the Murrieta Police Department will be attending the Board Meeting scheduled for June 8, 2015 at 6PM to discuss the new Protect Our Neighbors Program and how this new tool can help residents stay connected with neighbors and local law enforcement. Homeowners are encouraged to attend to learn more about this new free program.

DROUGHT INFORMATION

LATEST NEWS FROM EMWD—As of May 8, 2015, in response to the Governor's Order, the State Water Resources Control Board (SWRCB) regulations, and the exceptional drought conditions, EMWD's Board of Directors voted to move into Stage 4 of the Water Shortage Contingency Plan (WSCP), effective immediately.

1. EMWD is **asking all customers to cut outdoor watering 50 percent** to help us meet the SWRCB requirement.
2. The **Tier 3 (Excessive) water use category is eliminated as of June 1, 2015.** That means all water used above the amount provided for indoor and outdoor water use will be charged at the highest, Tier 4 (Wasteful) water use rate.
3. All **outdoor water budgets are reduced by 10 percent as of June 1, 2015.**
4. Per the Conservation Department at EMWD, they anticipate **outdoor water budgets will be reduced by 50% as of September 1, 2015.**

Now is the time to think about water conservation. If you take action now, you'll be prepared for reduced water budgets. For more information, please visit www.emwd.org.

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.
Sykes Ranch Park on Hayes Ave.

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:

Associate
Phone: 951-491-6866 ext. 636

BILLING QUESTIONS/ ADDRESS CHANGES/ WEBSITE LOGIN:

Phone: 951-491-6866
customer-care@keystonepacific.com

ARCHITECTURAL DESK:

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

JUNE 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: Sykes Ranch Park on Hayes Ave., Murrieta, CA



A MEMBERS RIGHT TO PRIVACY

California Civil Code allows a member to request to be removed from the membership list to prevent release of their private contact information to a member requesting the membership list. In order to opt-out of the membership list, you must notify the Association **in writing**. If you choose to opt-out of sharing your name, property address, email address and mailing address under the membership list, the opt-out designation shall remain in effect until changed by you, by **written** notification to management. If you wish to opt-out, please complete the Opt-Out Form on our website at:

<http://www.kppm.com/forms/opt-out.php>.

MAINTAINING A LAWN DURING A DROUGHT

Lawns are generally the single biggest water user for a typical property. That means they offer the greatest potential for water savings. A 500-square-foot lawn can use more than 18,000 gallons of water per year! If the only time you walk on your lawn is when you are mowing it, consider eliminating it & re-landscaping with permeable paving materials and plants appropriate for our local climate. Of course, it is important to remember architectural approval is required prior to re-landscaping.

If you have good reasons to keep your lawn, here are some simple maintenance practices that will help it survive the drought.

- Mow lawns 2½-to-3 inches high. Taller grass blades will promote deeper roots and the taller grass will shade the soil, resulting in less water evaporating from the soil.
- Mow weekly so that you don't remove more than the top one-third of the grass blades.
- Keep lawn mower blades sharp. Dull mower blades shred grass tips, causing the lawn to look brown.
- Don't fertilize. Actively growing plants use more water, and fertilizers can damage already stressed root systems.
- Trim the grass adjacent to sprinkler heads to ensure the sprinkler spray is not blocked.
- Never mow your lawn when the soil is wet. This will result in soil compaction.
- Keep foot and equipment traffic on the lawn to a minimum. Drought-stressed turf is more easily damaged by traffic.
- Leave clippings on the lawn as you mow. This will feed small amounts of nitrogen back to the soil.
- Be willing to accept a less than lush lawn during the drought.

Managing the water that you apply to your lawn is essential. Here are a few tips:

- Reduce the watering schedule. During normal years, lawns only require water two to three days per week in spring and fall and three to four days per week in the middle of summer. However, during the drought, lawns can survive on considerably less water. Depending on your reduction goal, reduce the number of watering days per week; reduce the minutes of watering per day; or reduce both.
- Check your sprinkler heads every few weeks to make sure they are operating properly. Repair broken, bent or sunken heads and clogged nozzles. Adjust the spray pattern to prevent sprinklers from watering pavement.
- Water early in the morning between 3AM and 8AM. The temperatures are cooler, wind is calm and there is little evaporation.
- Watch your lawn. If your lawn takes on a blue-grey tone or the grass blades don't spring back after you walk on it, it is time to water.
- To eliminate runoff and water waste, use the cycle and soak method of watering. For spray head sprinklers, water in three cycles, 3-6 minutes per cycle. Space each watering cycle about an hour apart to allow the water to soak in.
- Make scheduling changes to your sprinkler timer every week based on the lawn's condition and your reduction goal.
- Hand-water small dry spots rather than turning up the watering schedule.

These helpful water saving tips were obtained from the Contra Costa Water District.