

JULY 2015



# VINEYARD-MURRIETA

www.vineyard-murrieta.org

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

## GENERAL MAINTENANCE

Please take a look at your property and address any maintenance concerns you notice. Before the weather gets too warm, take some time this weekend to spray weeds in your planters or the ones that pop up in the cracks of your driveway, remove any trees or shrubs that died last winter and put down a little mulch to freshen up your landscaping. It looks nice and it helps retain moisture in the soil so your plants require less water.

If you have a question about how to tackle a big project like painting or installing drought tolerant landscaping, please contact Management or attend a Board meeting. We will walk you through the architectural review process and help you get your project underway.

## PROTECT R NEIGHBORS

At the June Board meeting, we had guest speakers in attendance from the Murrieta Police Department and Protect R Neighbors that shared information regarding a free, two-way communication tool that is being shared as part of a community crime prevention campaign with the Murrieta Police Department.

Protect R Neighbors gives law enforcement the ability to send out notifications to a specific neighborhood. The Protect R Neighbors program also allows residents of a neighborhood the ability to communicate directly with law enforcement and their neighbors. The program sounds to be very simple to use and provides each user the ability to customize their profile and receive notifications by email, text message or automated phone call. The Protect R Neighbors program also offers each community a variety of other resources to keep their family and property safe.

Please go to [www.ProtectRNeighbors.com](http://www.ProtectRNeighbors.com) to register to start receiving

## JUNE 8, 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 the items that were discussed:

- March 3, 2015 General Session Minutes were approved.
- The February, March and April financial statements were accepted.
- The Board approved to roll over an operating CD with OneWest Bank.
- The Board tabled the draft reserve study.
- The Annual Meeting and Election date was set for September 3, 2015.

### BOARD OF DIRECTORS:

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

### NEXT BOARD MEETING:

**Thursday, September 3, 2015**  
General Session begins at 6:00 p.m.  
Keystone Pacific's Temecula Office  
41593 Winchester Rd. Ste. 113  
Temecula, CA 92590

*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](mailto:jalegria@keystonepacific.com)

**COMMON AREA ISSUES:**  
Kara Rowland  
Phone: 951-491-6866 ext. 636  
[krowland@keystonepacific.com](mailto:krowland@keystonepacific.com)

**BILLING QUESTIONS/ ADDRESS CHANGES/ WEBSITE LOGIN:**  
Phone: 951-491-6866  
[customercare@keystonepacific.com](mailto:customercare@keystonepacific.com)

**ARCHITECTURAL DESK:**  
[Temecula.architectural@keystonepacific.com](mailto:Temecula.architectural@keystonepacific.com)



# JULY 2015 REMINDERS

**Keystone Pacific Closed in Observance of Independence Day – Friday, July 3rd**

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.

**Thursday, September 3, 2015 - Board Meeting @ 6:00 P.M.**  
**Location: Keystone Pacific Property Management 41593 Winchester Rd. Ste. 113, Temecula, CA 92590**

## 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>.

## Governing Documents and the Honor System

So, you live in a common interest development. You've got your association's By-laws, CC&Rs and Rules and Regulations to contend with? What do you do about it?

You may be surprised. Many association homeowners really do read through the documents and know what they are supposed to do or not do. Others merely go along with the flow, taking hints from their neighbor's actions (which is okay - if the neighbor is right!) until they get a notice of noncompliance.

Generally, an association within a common interest development is legally obligated to perform three basic functions: to collect assessments; to maintain the common area; and, to enforce the governing documents.

If you receive a letter indicating you may be in violation, it is the association's attempt to do their job as prescribed in the CC&Rs, and uphold the governing documents that you accepted when you purchased the property. While you may perceive the letter as singling you out, that is not the intention of the board or management company.

Occasionally, non-compliance issues are brought to management's attention by neighboring property owners. What should the board or management do, once they are told or become aware of a violation? The association is obligated to treat all like violations in a similar manner. This prevents misunderstandings and confusion and allows the board to perform its job as efficiently as possible.

The main thing to remember is that an association, its board of directors and management are not here to police the community. The association serves the limited functions listed above and relies on the honor system, with periodic community drive-through inspections. With a little help and understanding from all owners, the community can work together to maintain the integrity of each individual property and continuity of the community at large.

