

OCTOBER 2015

VINEYARD-MURRIETA

www.vineyard-murrieta.org

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



SIGN UP FOR E-MAIL ALERTS

All homeowners who have an account in good standing may sign up for an email notification (e-billing) instead of receiving a paper statement.

Information pertaining to events, news, and activities in their community will be sent by email once enrolled in e-statement. To sign up to receive e-billing, homeowners can register from the "Update My Profile" page once they have logged into their accounts at www.keystonepacific.com. *Signing up for e-billing is a great way to save the Association money!*

If you sign up for E-Notifications for your online billing statement, please remember that you will no longer receive paper statements. Instead, all billing and other inserts typically included in the monthly billing statements (i.e. newsletters) will be emailed. If you notice you have not been receiving emails, and you know you signed up for E-Notifications, check your junk email folder. If you still have trouble, please contact our customer care department at (949) 833-2600 ext. 242 or at customer care@keystonepacific.com.

GOING SOLAR?

Existing law prohibits Associations from having rules in the CC&Rs that prohibit installation of solar energy systems with a few exceptions, set forth in Civil Code Section 714. However, the current law does allow Associations to require homeowners installing solar to submit an architectural application, in the same manner as any other architectural modification.

Vineyard-Murrieta is a solar friendly community and commends homeowners' efforts to "go green." With that said, the Association would also like to remind homeowners that are going solar to submit for architectural approval. Typically, most solar companies are happy to assist with the architectural submittal process. If you have questions about the process or need an architectural application, please email jalegria@keystonepacific.com.

BOARD OF DIRECTORS:

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

NEXT BOARD MEETING:

December 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

COMMON AREA ISSUES:
Alyssa Ripperger
Phone: 951-491-6866 ext. 636
aripperger@keystonepacific.com

BILLING QUESTIONS/ ADDRESS CHANGES/ WEBSITE LOGIN:
Phone: 951-491-6866
customer care@keystonepacific.com

ARCHITECTURAL DESK:
Temecula.architectural@keystonepacific.com



OCTOBER 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.

Thursday, December 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>.

PROPERTY MAINTENANCE

The purpose of rules regarding property maintenance is to help the Association set a standard for how properties should be maintained. This helps keep up property values which benefits all homeowners.

With this said, the Association would like to point out some of the common maintenance items that homeowners may receive a letter for:

- **Painting shutters, trim, garage door and front door.** If you have been waiting to paint, wait no further. The Association has a Sherwin Williams color book available. Please email Management at jalegria@keystonepacific.com for assistance locating the paint book on the Sherwin Williams website. If you plan repainting with the same paint scheme, no architectural approval is needed. If you are not sure what your original paint scheme was or plan on making any modifications to your paint scheme you **MUST** obtain **PRIOR** architectural approval.
- **Weeds in the planters, driveway cracks or turf.** Keep in mind that if you turn down your irrigation on your lawn to conserve water, you may find that weeds still grow. Weeds require far less water than turf and as your turf turns brown, the tall, green weeds tend to stand out. We recommend monitoring your turf and spraying and pulling weeds as necessary.
- **Maintenance of side yards.** On occasion, side yards are neglected and with good reason, most of us do not walk by our side yards on a daily basis like we do the front yards. If you have a corner lot, please take a look at your side yard and see if it looks as good as your front yard. If you are not sure whether the side yard is your property to maintain, feel free to contact Management at 951-491-6862 to get clarification.
- **Dead trees or trees that had no leaves this summer.** Lets face it, some of the trees planted in the yard when you purchased the property did not survive... perhaps some were hanging on and the snow last winter was the last straw. Either way, its time to remove any of your trees that do not have leaves on them.
- **Low hanging trees.** Interestingly enough, we have a lot of mature trees in the community that have thrived. However, some of these trees are hanging a little too low over the sidewalk and are ready to be pruned. If you have a tree that is less than 8 feet above the sidewalk, please make arrangements to have it trimmed.
- **Trash cans should be taken in after trash day and stored behind your gate.** This is pretty self explanatory. Please find a spot to store your trash cans behind your gate.

We appreciate your efforts to maintain your property and abide by community's maintenance standards!