

DECEMBER 2015

# VINEYARD-MURRIETA

www.vineyard-murrieta.org



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



*Management and the Vineyard-Murrieta Homeowners Association would like to wish everyone a safe and happy holiday season!*

## FAMILY VISITING FOR THE HOLIDAYS?

As the holiday season approaches, we would like to remind everyone about parking within the community. During this time of year, many people have get-togethers with family and friends. This creates a lot of extra vehicle traffic on the streets. Please be courteous to your neighbors. Most likely, they will have family visiting also. Please utilize your garage and driveway for parking as much as possible. This will create more room for everyone!

## DECORATE SMARTER TO SAVE ENERGY

Festive lights have become one of the staples of the holiday season; however, the energy it takes to power these little lights can cause you to lose your holiday cheer when the electric bill arrives in January.

Consider making the transition this year to light-emitting diode (LED) holiday lights. These lights are 80 percent - 90 percent more efficient than traditional lights. LEDs are shatterproof, shock resistant, and cool to the touch. Not only can they save you substantial cash, but these lights are safer for your family and can help prevent the risk of fire.

Avoid the hassle of turning your lights on and off manually by setting an automatic timer. You can customize the settings on your timer to shut off overnight and during the daytime so the lights are only on when you and your family are home to enjoy them.

## PAINT COLORS

The paint colors are available on the Sherwin Williams website <http://www.sherwin-williams.com/homeowners/color/find-and-explore-colors/hoa/>. Please be sure to select The Vineyards – Bremerton from the drop down menu to view the Association's color schemes (1-12).

If you are not sure which scheme you are, you can check the information provided by the developer when you purchased the home. Architectural approval is not required for homeowners that are sticking with their original paint scheme. If you are not sure is the scheme you choose is your original paint scheme, please submit the attached architectural application for approval, prior to painting. Unfortunately, we do not have information that shows which schemes the houses are.

### BOARD OF DIRECTORS:

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

### NEXT BOARD MEETING:

**TBA**  
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  
customercare@keystonepacific.com

**ARCHITECTURAL DESK:**  
Temecula.architectural@keystonepacific.com



## DECEMBER 2015 REMINDERS

Keystone Pacific Closed in Observance of the Holiday Season - Christmas Eve - Thursday, December 24th \* Christmas Day - Friday, December 25th \* New Year's Eve - Thursday, December 31st. 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.

Visit [www.vineyard-murrieta.org](http://www.vineyard-murrieta.org) for the latest information regarding upcoming meetings, meeting agendas, copies of approved minutes and financial statements.

### 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>.



### COMMUNITY LIVING

The Association would like to take a moment to say that we are glad you've found a home in our community and to remind new homeowners that common-interest communities like ours create some unique obligations to the community and to other residents within it:

**Read and comply with the community's governing documents.** You should have received a package of documents well before you closed on your home. If you didn't, check the association's website or ask the manager or a member of the board for copies. Make sure you understand what's included in them, particularly the rules about pets, parking, your home's exterior maintenance, architectural guidelines and when you must pay association assessments.

**Provide current contact information to association board members or the manager.** Make sure they know how to reach you in case of an emergency, and ask them to notify you of association meetings and other important events. If you rent out your home, provide contact information for your tenants also for use in an emergency.

**Maintain your property according to established standards.** The community's appearance can add value to all the homes within it—including yours—so it's important to keep landscaping neatly groomed and your home's exterior well-maintained.

**Treat association leaders honestly and respectfully.** Board members are homeowners—just like you—who have volunteered to give their time and energy freely to govern the community. While you should share your concerns about the community with them, do so in a way that's constructive, informative and helpful.

**Attend board meetings and vote in community elections.** Board meetings are open to all who wish to sit in and keep up with issues under discussion. The association is a democracy, and your voice and vote can affect important issues.

**Pay association assessments and other obligations on time.** Your regular assessments pay for common area maintenance, amenities and other shared expenses. If you don't pay on time, the burden for paying your portion of the association's bills, like water, electricity and trash removal, falls on your neighbors. Contact a board member or the manager, if you're having problems, to discuss alternative payment arrangements.

**Ensure that tenants, visiting relatives and friends adhere to all rules and regulations.** If you are leasing your home, you're liable for maintaining the condition of the home and for the behavior of those who live in it. Make sure to screen tenants thoroughly, and familiarize them with the community's rules.