

JULY 2016

# 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 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](http://www.kppmconnection.com).

## TAKING PRIDE IN THE COMMUNITY

A short drive around Murrieta will quickly illustrate the differences in purchasing a home in an HOA vs. purchasing a home that is not part of an HOA. While a majority of homeowners want to maintain their home and protect their assets, what individuals consider the property level of maintenance can differ greatly. The Association helps maintain property values in the community by ensuring that homeowners maintain their properties. When the Association identifies and issues a compliance notice as a means of communicating that attention is needed.

It's common for homeowners to look at their own property and think, "My yard (or paint) is not as bad as my neighbor's." However, this is a slippery slope and is really not the standard that is going to benefit the community. The Association would like to encourage homeowners to take pride in the community by doing simple things like spraying weeds, fertilizing plants, regularly mowing the lawn and bringing in the trash cans in after trash pick up. These small things really make a world of difference!

## COMMON COURTESY

Although there is no rule regarding parking in front of other people's houses, out of courtesy, homeowners tend to expect other neighbors to use their driveway and park in front of their own house first. Have fun this summer and please keep your neighbors in mind.

## BOARD OF DIRECTORS:

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

## NEXT BOARD MEETING:

**TBD**

General Session begins at 6:00 p.m.  
Sykes 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: 949-833-2600**

Fax: 951-491-6864

[jalegria@keystonepacific.com](mailto:jalegria@keystonepacific.com)

### COMMON AREA ISSUES:

**Alyssa Ripperger**

Phone: 951-491-7362

[aripperger@keystonepacific.com](mailto:aripperger@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 2016 REMINDERS

### **Keystone Pacific Closed in Observance Independence Day - Monday, July 4th**

For after hours emergencies, please call (949) 833-2600 to be connected to emergency service. *Please call 9-1-1 for life threatening emergencies*

### **Trash Collection Day: Monday**

*Please remove trash cans from view of the common area after collection.*

## IMPORTANT NUMBERS

Police (Non-Emergency)  
951-307-2677

Code Enforcement  
951-461-6332

Animal Control  
951-674-0618

## *The Association has heard it all...*

Association members who pay their assessments late or not at all come up with some very interesting excuses. Here's two of the most common, and why it's wise not to use them.

### **Excuse #1: "You can't do that!"**

*"If they think I'm paying those outrageous late fees and interest, they're crazy."*

Actually, the Association not only has the authority, it has a duty to all owners to collect assessments and the steps to do so are specifically prescribed in the delinquency policy. This authority is established in the governing documents and the state's common interest ownership statutes. When you moved into a community association, you agreed to abide by those documents—and that includes paying assessments.

### **Excuse #2: "The fees are too high for what we get."**

Assessments reflect the actual cost of maintaining all common elements in the community, which is reevaluated annually when the Board reviews and approves the budget. The budget showing the actual costs of the Association is sent out annually, homeowners are encouraged to review it and contact Management or attend a Board meeting if they have questions. Many homeowners connect HOA with community amenities but this is not usually the case. Many communities, including Vineyard-Murrieta exists because the community was designed that way by the developer. This community does not have amenities like a pool or clubhouse but was set up in a way that requires someone to maintain various components like mailboxes, tubular steel fencing and monument signage. Along with maintaining the esthetics in the community, the Association also exists to maintain these components.

### **Legitimate Reasons, not Excuses**

When Association members lose their jobs or become injured or ill, the association board understands that arrangements need to be worked out for paying assessments. If you have a legitimate reason for falling behind and you need to work out a payment plan, please call Management. The board considers each situation individually, and will try to accommodate your special circumstances in a way that is fair to the Membership.