

AUGUST 2016

# VINEYARD-MURRIETA

www.vineyard-murrieta.org

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

## CHANGES TO WATERING RESTRICTIONS

The District's Board of Directors voted to move out of Stage 4a and into Stage 3c of the District's Water Shortage Contingency Plan at their June 9, 2016 meeting. This action restores residential, landscape, agricultural, and commercial customer's efficient budgets to 100%. In addition, the Board of Directors also voted to remove the drought penalty charges.

Stage 3c will give residential and landscape customers their full Tier 1 and Tier 2 efficient budgets and Tier 3 (the inefficient tier) will continue to be eliminated. Therefore, customers who go over their efficient budget will go directly into Tier 4 and pay the highest price for water. Customers will begin to notice changes on their bills after July 11, 2016.



It is important to continue to practice water use efficiency, especially throughout the hot summer months ahead as the long-term drought is still not over.

If you are concerned about the your water allocation, you can contact Ranch Water to confirm your indoor and outdoor water allocations are accurate. For those with pools, the water district does take into account evapotranspiration. This will be included as an outdoor (landscape) allocation and is determined base on the square footage for the surface area of your pool.

For more information, please visit <http://www.ranchowater.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:

TBD

*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:

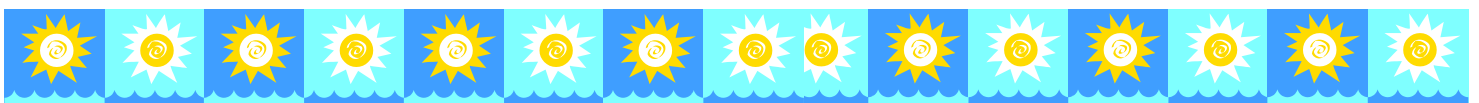
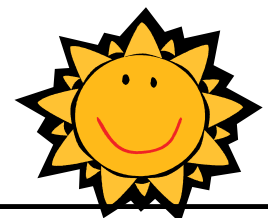
**Jennifer Alegria**  
Phone: 951-491-6862  
**Emergency After Hours: 949-833-2600**  
Fax: 951-491-6864  
jalegria@keystonepacific.com

### COMMON AREA ISSUES:

**Alyssa Ripperger**  
Phone: 951-491-7362  
aripperger@keystonepacific.com

### BILLING QUESTIONS/ ADDRESS CHANGES/ WEBSITE LOGIN:

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



## AUGUST 2016 REMINDERS

### **Keystone Pacific Property Management, Inc.**

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

### **Why A Reserve Study is Important**

In determining how much we should be paying in maintenance assessments each month, our Board of Directors must estimate how much our association is going to spend for operating expenses and how much it must save for future repairs and replacement of common area assets (reserves).

However, in order to know how much to set aside for those repairs or replacements the Board needs to know approximately when those repairs/replacements are going to be needed. A reserve study helps to provide that information to the Board. State statutes require that community associations have an independent reserve study (prepared by an independent consultant or contractor with no connection or interest in the association) done every three years.

The results of the reserve study play an important role in determining how much of our monthly assessment will be used to fund the reserve funds. A reserve study identifies the major components which the association is obligated to repair, replace, restore, or maintain. In addition, a reserve study provides estimates for each component's remaining life, cost of maintenance or replacement and the annual dollar contribution required to perform the work. Our Board of Directors consider the findings of the reserve study when they set our community's operating budget for the upcoming fiscal year, thus determining our monthly assessment.

The reserve study is a valuable tool that our Board and management company use in order to ensure that our association has the funds available to properly maintain and replace our common area assets when needed. The association had a professional reserve study analyst perform an onsite review of the community's assets in June 2016. A summary of the study will be mailed to all homeowners with the annual budget in this fall.

### **Paint Color Information**

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).

Unfortunately, the HOA does not have the developers sequence sheet showing the paint schemes by address. It is important that you stay with the original paint scheme or obtain architectural approval to change the scheme prior to painting. We recommend pulling color cards for the scheme that most resembles your house and confirming it's a match prior to purchasing the paint.