

OCTOBER 2016

VINEYARD-MURRIETA

www.vineyard-murrieta.org

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

ANNUAL ELECTION

Unfortunately, the Association was unable to hold the annual meeting on September 13th as the Association only received 12 ballots. As the Association had less than the 27 ballots required to meet the quorum requirement, the meeting was adjourned.

A quorum is the minimum number of owners who must be at a meeting before business can be transacted. State law tells us what that minimum number is for our association. It's relatively low, but we still have a tough time getting to it. It's a common problem in many associations.

Meetings that don't have a quorum must be adjourned and rescheduled at a later date.

So, why bother to try again? Because the board is legally obligated to conduct an annual meeting. It's an important part of conducting association business. During the annual meeting, new board members are elected and the coming year's budget is presented to the homeowners for approval. No quorum—no election, no budget. This means the current directors will have to continue serving until an election can be conducted.

We ask you to complete your ballot form and mail it in to help the Association achieve quorum.

PAINT PROJECT UPDATE

The Association would like to thank all those that have painted. The nearly 80% of the homes that were requested to paint have done so and the community is looking fantastic!

For those that are still working on painting, 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).

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
Keystone Pacific Property
Management, Inc.
41596 Winchester Rd. Suite 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: 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



OCTOBER 2016 REMINDERS

Keystone Pacific Closed in Observance of Columbus Day - Monday, October 10th

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

Letters from the Association...

Have you ever got a letter in the mail from the Association and wondered why Management sends those pesky violations letters?

The Association has a duty under the Covenants, Conditions, and Restrictions to see that all properties are maintained in such a manner as to protect the value, desirability and attractiveness of Vineyard Murrieta. To make sure you are aware of the violation procedure, we will outline the process:

- Management conducts inspections of homes twice a month while driving through the neighborhood, and homeowners are sent notices to correct the problem. Letters are sent directly to homeowners, the Association does not send violation notices to renters.
- If the problem is not corrected, the homeowner receives a first notice, second notice and then finally a hearing notice, inviting them to the next board meeting to discuss the violation in private.
- After the hearing meeting, the Board determines if the violation has been corrected, if the homeowner needs an extension due to a hardship, or if the homeowner will receive a fine.
- The homeowner will receive a written ruling in the mail. If a fine is issued, the initial amount is \$100, which may be doubled at each hearing until the property is in compliance.

Water restrictions and excessive heat have caused damage to a large number of yards. Keep in mind that weeds must be removed and dead plant material/lawns must be properly trimmed. Any area that is dead or patchy should be covered to prevent erosion. If you plan to reduce the amount of grass in your landscape, the Board will accept drought resistant materials such as plants, bark, rock, etc., provided it is integrated with shrubs, trees, flowers, and real or artificial lawn. Before making changes, an Architectural Application must be submitted and approved as to the harmony of the design.

Please take some time to assess your "curb appeal" and help keep the Vineyard Murrieta community an attractive place to live.