

MARCH 2017

# VINEYARD-MURRIETA

www.vineyard-murrieta.org

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

## MAIL THEFT DURING TAX SEASON

Mail theft is the #1 white-collar crime in America. As some may be aware, one of the Association's mailboxes on Port was vandalized and had to be replaced last month. This is a good reminder to our residents that criminals are now targeting new developments with community mailboxes. These community mailboxes offer criminals a one-stop shop. Thieves are prying open front door of the mailboxes to gain access to the individual mail slots. Typically, the door is damaged so severely, mail is halted and the entire cluster mailbox has to be replaced which costs the association between \$1,400 - \$2,000 to replace. One of the main motivators in mail theft is to subsequently steal that person's identity and receive access to their private information, including bank accounts and credit cards. The following are some tips to help prevent/ limit your exposure to mail / mailbox theft:

- Report any suspicious persons or vehicles near the mailboxes to your local law enforcement.
- Report anyone tampering with mailboxes, especially late at night or the early morning hours.
- Retrieve your mail as soon as possible after it is delivered. Don't leave your mail unattended for extended periods. Don't leave it in your mailbox overnight.
- If you cannot regularly retrieve your mail promptly, consider obtaining a P.O. Box service from your local post office.
- If you will be away from home temporarily, you can notify your post office to hold your mail.
- Always deposit your mail in a mail slot at your local post office, or hand it to your letter carrier.
- Monitor your bank account statements regularly, and report any charges or checks you did not authorize.
- Monitor your credit report and report any accounts you did not authorize.
- Ask your bank for "secure" checks that can't be altered.

## COMMUNITY INFORMATION

Notices regarding painting have been sent out. As a reminder, 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:

March 6, 2017 at 6PM  
Keystone Pacific Property  
Management, LLC  
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:

Gina Privitt  
Phone: 951-491-7362  
gprivitt@keystonepacific.com

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

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

#### ARCHITECTURAL DESK:

Architectural@keystonepacific.com

## MARCH 2017 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.



### 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>.

## HAVE A HOA RELATED QUESTION

To ensure that you are receiving accurate and up-to-date information with regards to notices, or assessments, please make Management your first point of contact. If you ever receive a notice and you aren't quite sure you understand what it is for... Contact us, we are more than welcome to explain the letter via email, phone or set up an onsite meeting.

## DROUGHT NEWS

Eastern Municipal Water District reports that they urged Governor Jerry Brown and the State Water Resources Control Board to declare and end to the ongoing Drought State of Emergency and correspondence regulations.

Although that did not happen, EMWD Board of Directors planned to meet on February 15, 2017 to discuss relaxing local water supply regulations. For the latest news, please visit [www.emwd.org](http://www.emwd.org).

## WEED REMINDER

All the rain we received the last few months has sure brought out the weeds. Please ensure that you are taking measures to control the weeds in your turf, planters and in the cracks of your driveway.

## PET REMINDER

As a friends reminder for dog owners, please remember to keep your pets on a leash and carry a bag with you so that you can pick up after them on your walks. Thank you.

## IMPORTANT NUMBERS

**Police Department (Non-Emergency)**  
**Code Enforcement**  
**Animal Control**

**951-307-2677**  
**951-461-6332**  
**951-674-0618**



VINEYARD  
MURRIETA

www.vineyard-murrieta.org

**APPLICATION FOR CANDIDACY  
FOR THE NEIGHBORHOOD REPRESENTATIVES**

Dear Homeowner:

The Neighborhood District Election for the Vineyard-Murrieta Community Association will be held in June 2017. The purpose of the election will be to elect one (1) Neighborhood Representative to serve a two (2) year term. If you are interested in serving as a Neighborhood Representative, please complete this application and return it to KEYSTONE PACIFIC PROPERTY MANAGEMENT, LLC at the corporate office address displayed below **no later than March 31, 2017**. Please print the information requested below.

NAME: \_\_\_\_\_

**(Note: Be sure to complete and return verification information on page 2 of this application)**

**\*\*Candidacy statement needs to be kept to one page.**

WHY WOULD YOU LIKE TO SERVE AS A NEIGHBORHOOD REPRESENTATIVE?

WHAT IS YOUR BACKGROUND?

WHAT IS YOUR VISION FOR THE COMMUNITY?

WHAT WOULD YOU LIKE TO ACCOMPLISH DURING YOUR TERM OF OFFICE?

(Per Civil Code, this form will be sent with the election materials, as submitted)

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**(Over)**

*Professionally Managed by:*

Keystone Pacific Property Management, LLC

41593 Winchester Road, Suite 113 · Temecula, CA 92590 · Tel (951) 491-6866 · Fax (951) 491-6864

www.keystonepacific.com



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MURRIETA

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**VINEYARD-MURRIETA COMMUNITY ASSOCIATION  
APPLICATION FOR CANDIDACY  
FOR THE NEIGHBORHOOD REPRESENTATIVE**

HOMEOWNER VERIFICATION INFORMATION

NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

WORK PHONE NUMBER: \_\_\_\_\_

HOME PHONE NUMBER: \_\_\_\_\_

CELL PHONE NUMBER: \_\_\_\_\_

E-MAIL ADDRESS: \_\_\_\_\_