

JUNE 2017

# VINEYARD MURRIETA

www.vineyard-murrieta.org

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

## **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 issue, a compliance notice is sent as a means of communicating that attention is needed.

It's common for homeowners to look at their own property and think, "My yard is not as bad as my neighbors." However, this 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!

## **HOME IMPROVEMENT PROJECTS**

Prior to commencing with alterations or improvements to your house or yard, please be sure to obtain architectural approval. For more information about how to obtain architectural approval, please contact management at 951-491-6862, you can also obtain a copy of the architectural application on the Association's website.

## **RVS & TRAVEL TRAILERS**

With the beautiful weather, comes more fun family camping trips. We know that some of our residents have RVs but please remember that they are only permitted to be parked on the streets, temporarily for loading/unloading.

A truly rich man is one whose  
children run into his arms  
when his hands are empty.  
~Author Unknown



Happy  
FATHER'S  
DAY

gayarwell.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:**

**June 5, 2017 at 6 PM**  
**At Sykes Park on Hayes**

*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: 951-491-6865

gprivitt@keystonepacific.com

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

Phone: 951-491-6866

customer@keystonepacific.com

### **ARCHITECTURAL DESK:**

Architectural@keystonepacific.com

## JUNE 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.

Fathers Day - June 18, 2017



### *Paying Assessments*

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:** "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 outlined 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. Homeowners will often approach the Association about waiving collection costs but these are hard costs for the Association.

**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 County Roads 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 the tubular steel fencing, basins and landscaping. 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.

### IMPORTANT NUMBERS

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

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