

AUGUST 2017

# VINEYARD-MURRIETA

www.vineyard-murrieta.org

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

## GOING DROUGHT TOLERANT

Management has received many questions in the past few months regarding drought tolerant plants, with rocks and/or artificial turf, and whether or not it is allowed in the community. The answer is yes, **however**, an architectural application is still required to be approved PRIOR TO any work commencing.

Because this is a new area that is being mandated by both the government and enforced by the Association, please make sure to do the following:

- Fill out the architectural application and submit it to the Association.
- Include samples/pictures of all plantings you will be using.
- Include pictures of any rocks/gravel that you will be using (please don't send with the application).
- Include at least an 8"X8" sample of the artificial turf that will be used. There are many types of artificial turf out there. A high quality turf must be used.

If you have any questions, please contact the Temecula Office at 951-491-6866 and we'd be happy to walk you through the process.

## ACH PAYMENT OPTION AVAILABLE

Save time and money and never miss a payment again! Sign up to have your assessment payments automatically debited from your checking or savings account. Please call Customer Care at 951-491-6866 or send an e-mail to [customercare@keystonepacific.com](mailto:customercare@keystonepacific.com) to request an ACH application.

## IS YOUR CONTACT INFORMATION CURRENT?

Periodically, it is necessary for Management to contact individual homeowners for emergencies. It is much faster for Management to send an email or make a phone call rather than send out correspondence by snail mail. In some cases, Management has expired or invalid information on file. Email and phone calls are also significantly less expensive. To update your contact information, please contact management or log onto [www.kppm.com](http://www.kppm.com).

## STREET SWEEPING REMINDER

Please remember to move your vehicles off the street on Wednesdays. The city sweeps the streets on Wednesdays and the streets look the best when the sweeper does not have to go around the cars left of the street.

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

### COMMON AREA ISSUES:

**Amber Effinger**  
**Associate**  
Phone: 951-491-7362  
[aeffinger@keystonepacific.com](mailto:aeffinger@keystonepacific.com)

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

Phone: 951-491-6866  
[customercare@keystonepacific.com](mailto:customercare@keystonepacific.com)

**ARCHITECTURAL DESK:**  
[Architectural@keystonepacific.com](mailto:Architectural@keystonepacific.com)



## AUGUST 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>.

### Governing Documents and the Honor System

So, you live in a common interest development. You've got your association's By-laws, CC&Rs and Rules and Regulations to contend with? What do you do about it?

You may be surprised. Many association homeowners really do read through the documents and know what they are supposed to do or not do. Others merely go along with the flow, taking hints from their neighbor's actions (which is okay - if the neighbor is right!) until they get a notice of noncompliance.

Generally, an association within a common interest development is legally obligated to perform three basic functions: to collect assessments; to maintain the common area; and, to enforce the governing documents.

If you receive a letter indicating you may be in violation, it is the association's attempt to do their job as prescribed in the CC&Rs, and uphold the governing documents that you accepted when you purchased the property. While you may perceive the letter as singling you out, that is not the intention of the board or management company.

Occasionally, non-compliance issues are brought to management's attention by neighboring property owners. What should the board or management do, once they are told or become aware of a violation? The association is obligated to treat all like violations in a similar manner. This prevents misunderstandings and confusion and allows the board to perform its job as efficiently as possible.

The main thing to remember is that an association, its board of directors and management are not here to police the community. The association serves the limited functions listed above and relies on the honor system, with periodic community drive-through inspections. With a little help and understanding from all owners, the community can work together to maintain the integrity of each individual property and continuity of the community at large.

# Thank You!

VINEYARD-MURRIETA HOMEOWNERS!

On behalf of the Vineyard Murrieta Board of Directors and Management, we would like to thank all the homeowners the completion of the exterior painting of your home that was requested. The community is looking great! Thank you for taking pride in your community!