

SEPTEMBER 2017

VINEYARD-MURRIETA

www.vineyard-murrieta.org

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

ARE YOU A GOOD NEIGHBOR?



Being a good neighbor is vital to creating a healthy and happy community. Ask yourself these few questions and see what you can do to improve the quality of life at Vineyard Murrieta:

- Do I keep my porch and side yard clean of storage items?
- Do I park two vehicles in my garage to conserve street parking?
- Do I play loud music that could affect others?
- Do I monitor my pets behavior to ensure that they are not continually barking?
- Do I report maintenance items to Management?
- Do I put my trash cans away promptly after trash pick up day?
- Do I pick up after myself, my guests, my children or my pets after utilizing the common area?
- Do I pay my assessments on time?
- Do I attend Board Meetings to take a vested interest in my community?
- Do I return my election ballot in a timely manner?
- Do I know my neighbors and have I taken the time to have a friendly conversation with them?
- Do my tenants know the rules and have I presented them with a copy of the Rules & Regulations and/or CC&R's?

Management deals with neighbor complaints all the time and the first question is often, "have you spoken to your neighbor regarding this issue?" Many items can be dealt with one on one, if approached in a friendly manner, with the intention of resolution! Please make sure that you are being a good neighbor and fostering a happy community!

Thank you.



School is back in session. Please obey the speed limit, especially during weekday mornings and afternoons.



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: **Amber Effinger** **Associate**

Phone: 951-491-7362
aeffinger@keystonepacific.com

BILLING QUESTIONS/ ADDRESS CHANGES/ WEBSITE LOGIN:
Phone: 951-491-6866
customercare@keystonepacific.com

ARCHITECTURAL DESK:
Architectural@keystonepacific.com

SEPTEMBER 2017 REMINDERS

Please note, the Offices of Keystone Pacific will be closed in observance of the Labor Day Holiday, on Monday, September 4, 2017.

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>.

COMMUNITY UPDATES/REMINDERS

Safety – If you see something...say something! If you witness suspicious activity in the community, please notify the Police Department. If there is a life threatening emergency, please call 911. It is important to be vigilant for yourself and your neighbors.

Trash Cans – Please be sure to store your trash cans out of view from the common area. Please do not leave trash cans near your gate or fence. They need to be stored where they cannot be seen from the common area.

Landscape – Please maintain your front and side yards. If you chose to have your grass die and would like to install drought tolerant landscape, please submit for architectural approval. If you do not maintain your yard, for example: dead grass, weeds in the lawn, side yard debris and weeds...etc., you will receive violation notice and may be called to a hearing where fines are assessed.

**Please note that the Association is currently monitoring and requesting that any homes that have bare planter beds install sod or plant material as per the original design, that is non-invasive or detrimental to surrounding neighbors. Planter beds should not be bare with just mulch, rocks, or dirt.



EXTERIOR CHANGES



Please submit an Architectural Application prior to making exterior changes to your home, rear or front yard! Please contact your Manager for an Architectural Application. A completed application must be submitted along with plans, or paint samples, prior to making any changes or painting your home, front door or garage door.

Warning: If you are not approved, you may be required to alter, change or remove your improvements, which will incur additional costs.

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.



The Vineyard-Murrieta Community Association
Owner Notice Disclosure (Civil Code section 4041)

California law requires Owners in a community association to provide the following information to the association on an annual basis. If the below contact information has changed, please fill out and return this form to the address below no later than October 31st.

Owner Name: _____

Property Address: _____

*ITEMS 1-6 NEED TO BE COMPLETED. IF NOT APPLICABLE, PLEASE INDICATE N/A

1. Address or Addresses to which notices from the association are to be delivered:

2. Any alternate or secondary address to which notices from the association are to be delivered:

3. The name and address of your legal representative, if any, including any person with power of attorney or other person who can be contacted in the event of your extended absence from your property:

4. Your property is (please check one): [] Owner occupied [] Rented out

If your property is rented out, please provide the following information:

Name of Tenant(s): _____

Phone Number: _____

Email Address: _____

5. Is your property developed but vacant (please check one)? [] Yes [] No

6. Is your property undeveloped land? [] Yes [] No

Please return this form to:
The Vineyard-Murrieta Community Association
c/o Keystone Pacific Property Management, LLC
16775 Von Karman Ave, Suite 100
Irvine, CA 92606