

OCTOBER 2017

VINEYARD-MURRIETA

www.vineyard-murrieta.org

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

ANNUAL ELECTION

The Annual Election is scheduled for September 28, 2017. In prior years we have not been able to make quorum so please complete the secret ballot once you receive it in the mail and return it ASAP so quorum can be achieved.



STREET SWEEPING

Please be sure that you are moving your vehicles for street sweeping. The City of Murrieta sweeps the streets within the community on the 1st and 3rd Wednesday of the Month.

PAINT PROJECT UPDATE

The Association would like to thank all those that have painted. Almost all 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).

GOING SOLAR?

Existing law prohibits Associations from having rules in the CC&Rs that prohibit installation of solar energy systems with a few exceptions, set forth in Civil Code Section 714. However, the current law does allow Associations to require homeowners installing solar to submit an architectural application, in the same manner as any other architectural modification.

Vineyard-Murrieta is a solar friendly community and commends homeowners' efforts to "go green." With that said, the Association would also like to remind homeowners that are going solar to submit for architectural approval. Typically, most solar companies are happy to assist with the architectural submittal process. If you have questions about the process or need an architectural application, please email jalegria@keystonepacific.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:

December 4, 2017
Keystone Pacific Property
Management, LLC
41593 Winchester Rd. #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:

Amber Effinger
Associate
Phone: 951-491-7362
aeffinger@keystonepacific.com

BILLING QUESTIONS/ ADDRESS CHANGES/ WEBSITE LOGIN:

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

ARCHITECTURAL DESK:

Architectural@keystonepacific.com

OCTOBER 2017 REMINDERS

Keystone Pacific Closed in Observance of Columbus Day – Monday, October 9th

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.

Halloween – Tuesday, October 31, 2017

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>.

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 reseeded. 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.