

NOVEMBER 2017

VINEYARD-MURRIETA

www.vineyard-murrieta.org

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

BOARD MEETING HIGHLIGHTS

At the September 11, 2017 Board meeting, the Board discussed the following:

- Approved a proposal submitted by Pilot Painting to paint the monument walls.
- Approved the draft reserve study and 2018 budget.
- Reviewed a request regarding objective standards for painting.

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).

STREET LIGHT OUTAGE

If you are aware of a street light that is out, you can report the outage directly to Southern California Edison at <https://m.sce.com/Outage/StreetLightStatus.aspx> or if you prefer, you can email Management the pole number, which is found on the pole, and Management will report the outage on your behalf. For questions or to report an outage, please contact jalegria@keystonepacific.com.

DAYLIGHT SAVINGS TIME ENDS ON
NOVEMBER 5, 2017. DON'T FORGET
TO SET YOUR CLOCKS BACK ONE
HOUR!

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:

Becky Nguyen
Associate
Phone: 951-491-7362
bnguyen@keystonepacific.com

BILLING QUESTIONS/ ADDRESS CHANGES/ WEBSITE LOGIN:

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

ARCHITECTURAL DESK:

Architectural@keystonepacific.com



NOVEMBER 2017 REMINDERS

Keystone Pacific Closed in Observance of Thanksgiving
- Thursday, November 23rd & Friday, November 24th

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>.

HOLIDAY LIGHTING

Ready or not, the holiday season is upon us! Homeowners are encouraged to celebrate by decorating their homes. Please keep in mind the following for exterior decorations during this season and throughout the year:

- Holiday decorations are acceptable Thanksgiving until January 31st. Holiday lights are permitted as long as they are UL approved outdoor lights.
- Decorations for other holidays are acceptable fourteen (14) days before and fourteen (14) days after the holiday.

ECO-FRIENDLY LAWN CARE TIPS

Maintaining your yard in a traditional manner isn't always the "greenest" endeavor. Whether it's using chemical-laden pesticides and fertilizer or working with greenhouse gas-producing lawn tools, some methods of lawn upkeep can be tough on the environment. Thankfully, there are plenty of eco-friendly ways you can keep your yard looking lush. So reduce your carbon footprint, and try some of these simple tips:

- Conserve water by watering your lawn more heavily but less often. By doing this, you're ultimately using less water because the heavier watering lasts longer, allowing you to spread out how often you have to water your lawn. Also, watering in the early morning or early evening gives water a chance to soak into the soil without evaporating as it would during the hottest parts of the day. Finally, consider switching to water-saving sprinklers and hose nozzles.
- Don't cut grass too short. Keeping your grass at the tall end of its optimal mowing height (usually between one and three inches depending on the type of grass) helps ensure that the root systems are deep enough to protect the grass from getting scorching by the sun. To avoid stressing the grass, a good rule of thumb is to cut no more than 1/3 of the grass's current height. Be sure to cut your grass often so that you don't have to take off too much with each mowing.
- Go organic when choosing a fertilizer. Organic fertilizers take longer to show results than chemical fertilizers; however, organic fertilizer will improve your soil quality in the long run and yield a much greener lawn. Conversely, chemical fertilizers can deplete your soil of minerals, pollute ground water runoff and cause soil to become too acidic.