

DECEMBER 2017

VINEYARD-MURRIETA

www.vineyard-murrieta.org

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



Management and the Vineyard-Murrieta Homeowners Association would like to wish everyone a safe and happy holiday season!

FAMILY VISITING FOR THE HOLIDAYS?

As the holiday season approaches, we would like to remind everyone about parking within the community. During this time of year, many people have get-togethers with family and friends. This creates a lot of extra vehicle traffic on the streets. Please be courteous to your neighbors. Most likely, they will have family visiting also. Please utilize your garage and driveway for parking as much as possible. This will create more room for everyone!

YARD RESTORATION

Some may be aware that the Association has been communicating with homeowners about restoring dead turf and bare areas in the front yard. The Association is aware that the drought restrictions greatly impacted homeowner's ability to keep turf and plants alive. However, now that restrictions have been lifted, homeowners are being asked to take steps to replace the areas that died or submit an architectural application for drought tolerant options such as artificial turf or plant/mulch designs.

A Christmas Wish

A Christmas wish is sent to you
That all your Christmas dreams come true.

And may happiness and mirth abide
With you and yours this Christmastide

And let the joy of festive cheer
Be yours throughout the coming years.
~Unknown



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

DECEMBER 2017 REMINDERS

Keystone Pacific Closed in Observance of Christmas - Monday, December 25th & Tuesday, December 26th

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.

SIGN UP FOR COMMUNITY E-NEWS

Sign up to receive news and updates pertaining to our community association via email. To sign up, please register from the "Account Notifications" page once you have logged into The KPPM Connection at www.kppmconnection.com.



COMMUNITY LIVING

The Association would like to take a moment to say that we are glad you've found a home in our community and to remind new homeowners that common-interest communities like ours create some unique obligations to the community and to other residents within it:

Read and comply with the community's governing documents. You should have received a package of documents well before you closed on your home. If you didn't, check the association's website or ask the manager or a member of the board for copies. Make sure you understand what's included in them, particularly the rules about pets, parking, your home's exterior maintenance, architectural guidelines and when you must pay association assessments.

Provide current contact information to association board members or the manager. Make sure they know how to reach you in case of an emergency, and ask them to notify you of association meetings and other important events. If you rent out your home, provide contact information for your tenants also for use in an emergency.

Maintain your property according to established standards. The community's appearance can add value to all the homes within it—including yours—so it's important to keep landscaping neatly groomed and your home's exterior well-maintained.

Treat association leaders honestly and respectfully. Board members are homeowners—just like you—who have volunteered to give their time and energy freely to govern the community. While you should share your concerns about the community with them, do so in a way that's constructive, informative and helpful.

Attend board meetings and vote in community elections. Board meetings are open to all who wish to sit in and keep up with issues under discussion. The association is a democracy, and your voice and vote can affect important issues.

Pay association assessments and other obligations on time. Your regular assessments pay for common area maintenance, amenities and other shared expenses. If you don't pay on time, the burden for paying your portion of the association's bills, like water, electricity and trash removal, falls on your neighbors. Contact a board member or the manager, if you're having problems, to discuss alternative payment arrangements.

IMPORTANT NUMBERS

Police (Non-Emergency) 951-307-2677

Code Enforcement 951-461-6332

Animal Control 951-674-0618