

MAY 2018

VINEYARD-MURRIETA

www.vineyard-murrieta.org

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

MUM, I JUST WANTED TO SAY
CONGRATULATIONS
...I TURNED OUT
PERFECTLY



GENERAL MAINTENANCE

Please take a look at your property and address any maintenance concerns you notice. Before the weather gets too warm, take some time this weekend to spray weeds in your planters or the ones that pop up in the cracks of your driveway, remove any trees or shrubs that died last winter and put down a little mulch to freshen up your landscaping. It looks nice and it helps retain moisture in the soil so your plants require less water.

If you have a question about how to tackle a big project like painting or installing drought tolerant landscaping, please contact Management or attend a Board meeting. We will walk you through the architectural review process and help you get your project underway.

SPRING HAS SPRUNG AND SO HAVE THE WEEDS!

Upon driving through the community, it has been noted that we have a lots of weeds popping up. Please take a look at your property and address any maintenance concerns you notice. Before the weather gets too warm, take some time this weekend to spray weeds in your planters or the ones that pop up in the cracks of your driveway, remove any trees or shrubs that died last winter, remove tree stakes on mature trees, and put down a little mulch to freshen up your landscaping. It looks nice and it helps retain moisture in the soil so your plants require less water.

BOARD OF DIRECTORS:

President: Rachael Taylor
Vice-President: Diana Hess
Treasurer: Scott Ries
Secretary: Tom Tokarchik
Member-at-Large: Scott Svendsen

NEXT BOARD MEETING:

May 31, 2018
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:

**INTERIM
ASSOCIATION MANAGER:**
Gina Privitt

Phone: 951-491-6865
Emergency After Hours: 949-833-2600

Fax: 951-491-6864
jalegria@keystonepacific.com

COMMON AREA ISSUES:
Amber Effinger
Associate

Phone: 951-491-7361
aeffinger@keystonepacific.com

BILLING QUESTIONS/ ADDRESS CHANGES/ WEBSITE LOGIN:

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

MAY 2018 REMINDERS

Keystone Pacific Closed in Observance Memorial Day - Monday, May 28, 2018

May 13, 2018 Mothers Day



Keystone Pacific After Hours Contact Information:
For after-hours 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.

Clean UP After Your Pet!

Please be a responsible pet owner and a considerate neighbor and clean up after your pet. Pet waste transmits diseases, and also contaminates drinking water and our ocean. Nobody likes to see it, smell it or step on it.

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.

IMPORTANT NUMBERS

- Police (Non-Emergency) 951-307-2677
- Code Enforcement 951-461-6332
- Animal Control 951-674-0618

