

JANUARY 2018

VINEYARD-MURRIETA

www.vineyard-murrieta.org

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



"Twenty years from now you will be more disappointed by the things that you didn't do than by the ones you did do. So throw off the bowlines. Sail away from the safe harbor. Catch the trade winds in your sails. Explore. Dream. Discover." Mark Twain

TREE STAKES

Tree stakes are used to support newly planted trees and are intended to be removed after a few years, as the tree grows. The rubber ties used to secure the stakes to the trees can become stretched out with heat and wind and will need to be tightened after summer, for the first couple years, while the stakes are needed. As you drive through the community, you may notice that several properties have leaning, loosely-tied tree stakes. Please take a look at your front and side yard and remove any fallen tree stakes or straighten and retie your stakes if they are still needed.

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.

HOLIDAY REMINDERS

Waste Management will start picking up your Christmas trees on the first scheduled pick-up date after December 26th. Trees must be free of ornaments, including tinsel. All trees will be recycled into compost or mulch.

Also, we appreciated everyone's holiday spirit. All the decorations and lighting really made the community shine! As a friendly reminder, please remember to remove your holiday lighting by January 15th!

BOARD OF DIRECTORS:

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

NEXT BOARD MEETING:

March 12, 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:

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: 951-491-7361
aeffinger@keystonepacific.com

BILLING QUESTIONS/ ADDRESS CHANGES/ WEBSITE LOGIN:

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

ARCHITECTURAL DESK:

Architectural@keystonepacific.com

JANUARY 2018 REMINDERS

Keystone Pacific Closed in Observance of New Year's Day -
Monday, January 1st

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.

IMPORTANT NUMBERS

Police (Non-Emergency) 951-307-2677

Code Enforcement 951-461-6332

Animal Control 951-674-0618

THE ASSOCIATION'S DELINQUENCY POLICY

It's important to remember that homeowners choose where to live, and by choosing to live in a community like ours, they accept a legal responsibility to abide by established policies and meet their financial obligations to the association and their neighbors.

Association budgets

Associations rely exclusively on homeowner assessments to pay their bills, which can include monuments, fencing, mailboxes and insurance. You trust our board to develop realistic annual budgets. We base our assumptions on careful cost projections and anticipated income primarily from assessments. Our budgetary obligations do not change when some owners don't pay their fair share. Common grounds still must be maintained. Utilities and insurance premiums must be paid. When homeowners are delinquent, their neighbors must make up the difference or services and amenities must be curtailed. The former is an issue of fairness; the latter can lessen the appeal of the community and erode property values.

Assessments

Assessments are due on the 1st of the month and are considered late after the 15th. When an assessment is received late, after the 15th, a late charge is applied to the account. 30 Days after the assessment becomes due, interest is applied.

When any assessment remains unpaid forty-five (45) days past its due date, the Association mails a Pre-Lien Notification to the owner as required by California Civil Code 5660 by certified and first class mail, to the owner's mailing address of record advising you of the delinquent status of the account and impending collection action. The cost of the Pre-Lien letter is \$75.00.

When an owner fails to respond to repeated attempts to collect the debt, the association can be left with little choice but to place a lien on the property. The magnitude of this decision requires an approach that is fair, reasonable and consistent and that complies with applicable laws, practices and procedures set forth in the governing documents that guide our decision-making. If an owner fails to pay the amounts set forth in the Pre-Lien notification within 30 days, the Board can decide to place a Lien (Notice of Delinquent Assessment) on the property. If a Lien is approved by the Board, the fee for processing the lien, which is \$325.00, is assessed to the account. In addition to this fee, commencing on January 1, 2018, there will be a \$75.00 recording charge (in addition to the existing fee) on each and every real estate instrument, paper or notice required or permitted by law including Grant Deeds, Trustee's Deeds, Deeds of Trust, Quitclaim Deeds, Assignments of Deeds or Trust, Notices of Default, Abstracts of Judgement, Notices of Trustee Sale and many others. This law is known as Senate Bill 2 (SB2) which was signed into effect on September 29, 2017 by Governor Brown in order to provide funding for affordable housing.

After thirty (30) days from recording the Notice of Delinquent Assessment, the Association may turn the members account over to the Association's Attorney or Trustee to enforce the lien by proceeding with judicial or non-judicial foreclosure sale when either (a) the delinquent assessment amount totals One Thousand, Eight Hundred Dollars (\$1,800.00) or more, excluding accelerated assessments and specified late charges and fees or (b) the assessments are delinquent for more than twelve (12) months. However, upon review of the Association Member's delinquent account, the Board may decide to take small claims court action. The Association is authorized under California law to charge the owner reasonable costs of collection for any action utilized.

Nobody wants to foreclose on a home—and certainly not our association. However, the threat of foreclosure is often the only tangible leverage an association has to ensure fairness and shared responsibility. Without this option, many residents would simply choose to default on their obligation to their association and neighbors.

We care about our homeowners and want you to understand the collection process. As a reminder, it's also very important to keep your address up to date so that you receive notices about your account. Please contact Management if you're having problems, to discuss alternative payment arrangements.