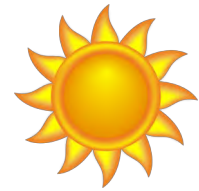


AUGUST 2018



# VINEYARD-MURRIETA



www.vineyard-murrieta.org

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

## COMMUNITY LIVING

### *Membership Means Organization*

**Rules & Regulations**—Your Community Association is a non-profit corporation registered with the State of California. As such, it is managed by a Board of Directors who oversee the maintenance and operation of all common areas and facilities. The Board is responsible for governing the Association in accordance with the CC&R's, Bylaws, and the Articles of Incorporation.

**What are the CC&R's?** - Basically, the Covenants, Conditions, and Restrictions (CC&R's) are the legal documents that determine the guidelines for the operation of your community as a non-profit corporation. These guidelines are included in the title to your property and cannot be changed without proper action by the Board or by a vote of the Community Association Members. All homeowners must comply with the CC&R's. Failure to do so may result in fines.

**What are Bylaws?** - The Bylaws are the guidelines for the actual operation of your Community Association. The Bylaws define the duties of the various offices of the Board, terms of the Directors, the members' voting rights, required meetings, and other items necessary to run the Association as a corporation.

**Are There Other Rules?** - From time to time, rules will be adopted by the Board. These rules are meant to protect the living environment of your community, and may involve guidelines regarding parking and vehicles, pets, pool use hours, etc. Since the common areas are owned and maintained by the association, any intended changes or modifications must meet the approval of the Board.

### *Membership Means Cooperation*

**Assessments**—Maintaining and operating your common areas and facilities requires funds. These funds are collected from you in the form of assessments levied against your home. In addition, these monies provide for a reserve fund to offset future capital expenses. Your monthly assessment is due on the first day of the calendar month following your escrow closing and every month after.

**What If You Don't Pay Your Assessments?** - Payments received after the first of the month are subject to a late charge. Billing is a courtesy, not a requirement, failure to receive a statement does not negate legal responsibility to pay assessments. Unfortunately, non-payment can lead to legal proceedings.

### *Membership Means Participation*

**Making Your Community Work**—Since your Community Association is a corporation by law, the Board of Directors is required to oversee its business.

The Board is responsible to enforce the CC&R's and Rules.  
You can make a difference— Thank you!

## BOARD OF DIRECTORS:

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

## NEXT BOARD MEETING:

ANNUAL ELECTION

September 10, 2018

**Sykes Park**

24145 Hayes Avenue

Murrieta, CA

*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

gprivitt@keystonepacific.com

**BILLING QUESTIONS/ ADDRESS  
CHANGES/ WEBSITE LOGIN:**

Phone: 951-491-6866

customercare@keystonepacific.com

**ARCHITECTURAL DESK:**  
Architectural@keystonepacific.com





- 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.
- Street Sweeping Day - Wednesday
- Trash Pick-Up Day - Monday – Please remove trash cans from the common areas after this day.
- Next Board Meeting :  
Monday, September 10 - at 6:00 PM

**Sykes Park**  
24145 Hayes Avenue  
Murrieta, CA 92562

**PAYMENT UPDATE:**

Effective immediately, your account number and where to send your assessment payment has changed. To avoid any delays in processing your assessment payments, please update your records. Your new 10 digit account number can be found in your billing statement. The new payment address will be:

**File 1958, 1801 W. Olympic Blvd.  
Pasadena, CA 91199-1958.**

If you have any questions or concerns, please call 949-833-2600.

**WHY YOU SHOULD ATTEND THE NEXT BOARD MEETING!**

1. Learn about your community/neighborhood!
2. Meet your Board of Directors.
3. Express your concerns.
4. Provide input.
5. Meet your neighbors.
6. Learn about your Association and what it does for you!
7. It's fun and interesting to get involved!
8. It's the Annual Election.



Board of Directors meetings are held every quarter! Take the time out of your busy schedule to attend the next meeting on September 10, 2018 at 6:00 P.M. at **Sykes Park** 24145 Hayes Avenue Murrieta, CA

**DON'T FORGET TO OBTAIN APPROVAL FIRST!**



Our governing documents require that the Association approve all proposed architectural changes before any work is started. The importance of this requirement cannot be overstated when you consider the reason for such a restriction.

Membership in a community association requires compliance to pre-existing conditions and regulations. One of the biggest advantages of these conditions is the protection of our property values. The value of your home is directly related to the condition, appearances and aesthetics of our community as a whole. By regulating the kind and types of architectural changes that can be done, our Association is better able to maintain our property values. Getting our Association to approve all proposed architectural changes is not just a good idea to protect your investment, *it is a requirement!*

If you have any questions, please do not hesitate to contact our Association Manager.