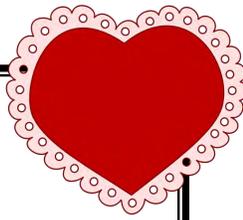


FEBRUARY 2019

VINEYARD-MURRIETA

www.vineyard-murrieta.org



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

*Happy
Valentine's
Day*

*Let us be grateful to people
who make us happy, they are
the charming gardeners who
make our souls blossom.*

~ Marcel Proust

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.

The main thing to remember is that an association, its board of directors and management are not here to police the community. The association serves the limited functions listed above and relies on the honor system, with periodic community drive-through inspections. With a little help and understanding from all owners, the community can work together to maintain the integrity of each individual property and continuity of the community at large.

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 11, 2019
6:00 PM

**Keystone Pacific
Property Management**
41593 Winchester Rd., Suite 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:

Gina Privitt
Phone: 951-491-6865
Emergency After Hours: 949-833-2600
Fax: (949) 377-3309
gprivitt@keystonepacific.com

COMMON AREA ISSUES:

Danica Petroff
Associate
Phone: 951-491-7363
dpetroff@keystonepacific.com

BILLING QUESTIONS/ ADDRESS CHANGES/ WEBSITE LOGIN:

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

ARCHITECTURAL DESK:
Architectural@keystonepacific.com

FEBRUARY 2019 REMINDERS

February 3, 2019 Super Bowl Sunday

February 14, 2019 Valentines Day

Keystone Pacific will be closed **February 18, 2019** in Observance of **Presidents Day**.

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 – 1st & 3rd Wednesday
Please move your car on street sweeping days.

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.

Seeking Social Committee Volunteers

The association is interested in creating a social committee to plan social events for holidays and informal summer “block” parties (barbecue, etc.) and promote social events to bring neighbors together in the community.



If you are interested in becoming a member of the committee, please contact Gina Privitt at (951) 491-6865 or gprivitt@keystonepacific.com.

REMINDER: Do Not Make Changes to Your Yard Without First Obtaining Approval from the Architectural Reviewer



We understand that submitting for architectural approval prior to starting a home improvement project is not on the top of everyone’s to do list. However, it is very important that you take a moment to complete the architectural application and submit your plans prior to starting the work. Yes, it will take a few weeks to hear back from the architectural reviewer but it will save you from receiving compliance letters from the Association.

If you have a project in mind, plan ahead and submit an architectural application with your plans prior to starting the project.

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