

JUNE 2019

VINEYARD-MURRIETA

www.vineyard-murrieta.org

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



A truly rich man is
One whose children
Run into Arms when
his hands are empty.

~Author Unknown

TAKING PRIDE IN THE COMMUNITY

A short drive around Murrieta will quickly illustrate the differences in purchasing a home in an HOA vs. purchasing a home that is not part of an HOA. While a majority of homeowners want to maintain their home and protect their assets, what individuals consider the acceptable level of maintenance can differ greatly. The Association helps maintain property values in the community by ensuring that homeowners maintain their properties. When the Association identifies an issue, a compliance notice is sent as a means of communicating that attention is needed.

It's common for homeowners to look at their own property and think, "My yard is not as bad as my neighbors." However, this is really not the standard that is going to benefit the community. The Association would like to encourage homeowners to take pride in the community by doing simple things like spraying weeds, fertilizing plants, regularly mowing the lawn and bringing in the trash cans in after trash pickup. These small things really make a world of difference!



BOARD OF DIRECTORS:

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

NEXT BOARD MEETING:

June 10, 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
gprivitt@keystonepacific.com

Emergency After Hours: 949-833-2600
Fax: (949) 377-3309

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

JUNE 2019 REMINDERS

- ◆ 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.**
- ◆ Trash Pick-Up Day - Monday Please remove trash cans from the common areas on this day.

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

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

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

What is drought tolerant landscaping?



Drought tolerant landscaping requires very little water or no water at all. This type of landscaping can drastically reduce your water bill or contribute to the state's water restriction goals in a way you can feel good about.

If you are considering a drought tolerant option, please consult with a landscaper who will draft a beautiful design of plants, mulching, hardscaping, stonework, rocks and wood chips in a pleasing layout that meets the needs of water reduction, is attractive to the community and is easy to maintain. A professional

landscaper can analyze the sun and shade exposures of your yard and create a plan that will be a beautiful, cost-saving option that not only you, but your neighbors will enjoy viewing daily. Below are some examples for drought tolerant landscaping that can enhance the beauty of our community.

Prior to commencing with alterations or improvements, please be sure to obtain architectural approval. For more information about how to obtain architectural approval, please contact management at 951-491-6862, you can also obtain a copy of the architectural application on the Association's website.



APPLICATION FOR CANDIDACY FOR THE BOARD OF DIRECTORS

Dear Homeowner:

The Annual Election will be held in September 2019. If you are interested in serving on the Board, please complete this application and return it to **KEYSTONE PACIFIC PROPERTY MANAGEMENT, LLC** at the office address displayed below, by 5:00 PM on **June 30, 2019**.

Please type in the information requested below.

NAME: _____

(Note: Be sure to complete and return verification information on page 2 of this application)

**Candidacy statement needs to be kept to one page...*

WHY WOULD YOU LIKE TO SERVE AS A BOARD MEMBER?

WHAT IS YOUR BACKGROUND?

WHAT IS YOUR VISION FOR THE COMMUNITY?

WHAT WOULD YOU LIKE TO ACCOMPLISH DURING YOUR TERM OF OFFICE?

(Per Civil Code, this form will be sent with the election materials, as submitted)

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16775 Von Karman #100
Irvine, CA 92606
(949) 833-2600

30021 Tomas Road #160
Rancho Santa Margarita, CA 92688
(949) 833-2600

41593 Winchester Road #113
Temecula, CA 92590
(951) 491-6866

3155-D Sedona Court
Ontario, CA 91764
(909) 297-2550

**APPLICATION FOR CANDIDACY
FOR THE BOARD OF DIRECTORS**

HOMEOWNER VERIFICATION INFORMATION

NAME: _____

ADDRESS: _____

WORK PHONE NUMBER: _____

HOME PHONE NUMBER: _____

CELL PHONE NUMBER: _____

E-MAIL ADDRESS: _____

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