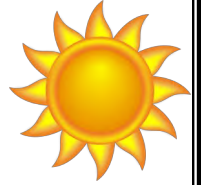


AUGUST 2019



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.

Most Frequent Rules Violations

- ◆ Discolored Stucco
- ◆ Making exterior improvement WITHOUT prior written approval of the Architectural Committee
- ◆ Gates in need of paint

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

BOARD OF DIRECTORS:

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

NEXT BOARD MEETING:

September 9, 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
becausewecare@keystonepacific.com

ARCHITECTURAL DESK:
Architectural@keystonepacific.com

AUGUST 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.
- ◆ Paint code website below:
<http://www.sherwin-williams.com/homeowners/color/find-and-explore-colors/hoa/>

A MEMBERS RIGHT TO PRIVACY

California Civil Code allows a member to request to be removed from the membership list to prevent release of their private contact information to a member requesting the membership list. In order to opt-out of the membership list, you must notify the Association **in writing**. If you choose to opt-out of sharing your name, property address, email address and mailing address under the membership list, the opt-out designation shall remain in effect until changed by you, by written notification to management. If you wish to opt-out, please complete the Opt-Out Form on our website at:

<https://www.kppm.com/opt-out/>

Children at Play

Just a friendly reminder to watch your speed while driving throughout the community. With summer here, more children will be at the park and in the streets and courtyards. Please help keep the community safe!!!



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 "Update My Profile" page once you have logged into your billing account at www.kppmconnection.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.