

VINEYARD-MURRIETA

www.vineyard-murrieta.org



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

EARTHQUAKE PREPAREDNESS

Recently, California has had two very large quakes in the span of a couple of days and hundreds of aftershocks following. Please utilize this time now to make sure you are prepared if an earthquake happens closer to where you live. Please see the following tips from www.ready.gov to ensure you are prepared before, during, and after a major quake:

Before an earthquake occurs be sure to:

- ◆ Secure heavy items such as cabinets, TV's, shelving units and items that hang on walls.
- ◆ Move heavy items on shelves to lower levels.
- ◆ Practice STOP, COVER, and HOLD ON—Stop where you are, get down on hands and knees, cover your neck and head with your hands and crawl to somewhere safe (if possible) and hold on to sturdy furniture.
- ◆ Have a family communication plan and make sure you have a supply kit stocked with non-perishable food, water, flashlights and more.

During an earthquake:

- ◆ DROP, COVER, and HOLD ON—just like you have practiced.
- ◆ If you are inside, stay inside until the shaking stops and then proceed outside to an area where no objects such as your home, trees, power lines etc. can fall on top of you.
- ◆ If you are in bed, stay in bed and cover your head and neck with a pillow.
- ◆ If you are in a vehicle—pull over to a safe place, away from any objects that could fall on top of you. Do not stop under overpasses.

After an earthquake:

- ◆ Expect aftershocks—if your home is unstable, do not stay there, move away from any possible falling debris.
- ◆ Do not enter damaged buildings.
- ◆ If you are trapped cover your mouth and nose from dust and debris and try to get a text out if you have a phone with you. Bang on pipes or walls, save your voice until you hear rescuers approaching.
- ◆ If you are in an area where tsunamis are possible—move to higher ground immediately.
- ◆ Once you are safe, monitor radio, social media or television for alerts.

BOARD OF DIRECTORS:

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

NEXT BOARD MEETING:

ANNUAL ELECTION
 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

SEPTEMBER 2019 REMINDERS

- Keystone Pacific Closed in Observance of Labor Day Monday, September 2, 2019.
- ◆ 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.

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/>

****NOTICE:** PLEASE BE ADVISED THERE IS A COST TO HOMEOWNERS; ASSOCIATED WITH THE ELECTION. HOMEOWNERS PAY FOR ALL THE MAILINGS THROUGH THEIR ASSESSMENT FEES. PLEASE TAKE THE TIME TO SUBMIT YOUR BALLOT AND UTILIZE YOUR FUNDS APPROPRIATELY.

SEPTEMBER 2019 ANNUAL ELECTION WE NEED YOUR VOTE!!!

The Annual Election is scheduled for September 9, 2019. The purpose of the election will be to elect (5) five members to the Board. Please remember these instructions when voting:



- ◆ Fill out Ballot – vote for your choice of directors and on the IRS ruling.
- ◆ Place Ballot in the plain white envelope.
- ◆ Place plain white envelope in the special brown envelope.
- ◆ Write clearly your name and address on the upper left hand corner and then **SIGN IT** under your address.
- ◆ Mail it back to Keystone Pacific – the special brown envelope has been addressed and postage paid.

What is the IRS Revenue Ruling?

The Association is a non-profit organization. To comply with the IRS Revenue Ruling, if the Association has a surplus of funds at the budget year end, the membership needs to vote to apply any excess funds to replacement funds (reserves) or next year's budget to reduce potential tax liabilities.



**The Vineyard-Murrieta Community Association
Owner Notice Disclosure (Civil Code section 4041)**

California law requires Owners in a community association to provide the following information to the association on an annual basis. **If the below contact information has changed**, please complete and return this form to Keystone Pacific Property Management, LLC at the address shown below or send the completed form to forms@keystonepacific.com no later than October 31st.

Owners Name _____

Property Address _____

Owner Phone # _____ **Owner Email** _____

***ITEMS 1-6 NEED TO BE COMPLETED. IF NOT APPLICABLE, PLEASE INDICATE N/A**

1. Address or Addresses to which notices from the association are to be delivered:

2. Any alternate or secondary address to which notices from the association are to be delivered:

3. The name and address of your legal representative, if any, including any person with power of attorney or other person who can be contacted in the vent of your extended absence from your property:

4. Your property is (please check one): Owner occupied Rented out

If your property is rented out, please provide the following information:

Name of Tenant(s): _____

Phone Number: _____

Email Address: _____

- | | | |
|--|-----|----|
| 5. Is your property developed, but vacant (please check one)?: | Yes | No |
| 6. Is your property undeveloped land? | Yes | No |

**Please return this form to:
The Vineyard-Murrieta Community Association
c/o Keystone Pacific Property Management, LLC
16775 Von Karman Ave, Suite 100, Irvine, CA 92606**