

OCTOBER 2019

# VINEYARD-MURRIETA

www.vineyard-murrieta.org



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

## PROPERTY MAINTENANCE

The purpose of rules regarding property maintenance is to help the Association set a standard for how properties should be maintained. This helps keep up property values which benefits all homeowners. The Association would like to point out some of the common maintenance items that homeowners may receive a letter for:

- **Weeds in the planters, driveway cracks or turf.** Weeds require far less water than turf and as your turf turns brown, the tall, green weeds tend to stand out. We recommend monitoring your turf and spraying and pulling weeds as necessary.
- **House Numbers.** Many of the homes house numbers have faded off. If you go on-line and type in house numbers, you will be able to select one that is close to what you already have. Or you can replace them all.
- **Trees.** We have quite a few trees in the community. However, some of these trees are hanging over the sidewalk or hanging over your neighbors yard. If you have a tree that is less than 8 feet above the sidewalk, or hanging over your neighbors property please make arrangements to have it trimmed.
- **Paint / Stucco / Gates.** If your paint, stain or stucco is faded, discolored or peeling, it's time to either clean or repaint those areas.
- **Trash cans should be taken in after trash day and stored behind your gate.** This is pretty self explanatory. Please find a spot to store your trash cans behind your gate and bring them in the night of trash pick up.

*We appreciate your efforts to maintain your property and abide by community's maintenance standards!*

## 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

December 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](mailto:becausewecare@keystonepacific.com)

### ARCHITECTURAL DESK:

[Architectural@keystonepacific.com](mailto: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 – 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/>

### TRICK OR TREATERS

To keep homes safe for visiting trick-or-treaters, parents should remove from the porch and front yard anything a child could trip over such as garden hoses, toys, bikes and lawn decorations. Parents should check outdoor lights and replace burned-out bulbs. Wet leaves or water should be swept from sidewalks and steps. Restrain pets so they do not inadvertently jump on or bite a trick-or-treater.



### **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.