

APRIL 2020

VINEYARD-MURRIETA

www.vineyard-murrieta.org



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



Where flowers bloom so does hope.

~Lady Bird Johnson

WOOD FENCE PAINTING

It has been noticed throughout the community that some of the wood gates and fences appear to look faded or weather-beaten. Please inspect the fences and gates on your property to see if they are in need of being stained.

Unfortunately, the association does not have an HOA approved stain color: Please pick a shade that closely matches or your current wood fence and gate.

Please note, we are also requesting prior to staining, you properly power wash the fence to eliminate dirt, mold, oxidation, etc. so when your fence is stained it is evenly coated.

Should you have any plantings against the fence, please cut them back so you can stain your fence. The only exceptions to this is vines attached to the fencing, homeowners may stain around these areas.

Should you have any questions please contact our office directly at (951) 491-6865 or send an email to gprivitt@keystonepacific.com.



BOARD OF DIRECTORS:

President: Pat Harding
Vice-President: Scott Ries
Treasurer: Scott Svendsen
Secretary: Tom Tokarchik
Member-at-Large: Andy Warman

NEXT BOARD MEETING:

TBD
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

- ◆ Easter Sunday April 12, 2020
- ◆ 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.



**NEW CIVIL CODE
EMAIL NOTIFICATIONS**

There is a new law SB 323 that will make member e-mail addresses available to all members by making them part of the membership list available to all members, upon request. This will go into effect on January 1, 2020. Members can decline to provide their e-mail addresses to the association or opt out of the membership list, but the bill fails to account for members who previously provided their e-mail address to the association before the law made e-mail addresses part of the membership list.

LETTERS FROM THE ASSOCIATION

Have you ever got a letter in the mail from the Association and wondered why Management sends those pesky violations letters?

The Association has a duty under the Covenants, Conditions, and Restrictions to ensure properties are maintained in such a manner as to protect the value, desirability and attractiveness of the community. To make sure you are aware of the violation procedure, we will outline the process:

- Management conducts inspections of homes twice a month while driving through the neighborhood, and homeowners are sent courtesy notices to correct the problem. Letters are sent directly to homeowners, the Association does not send violation notices to renters.
- If the problem is not corrected, the homeowner receives a first notice and then a hearing notice, inviting them to the next board meeting to discuss the violation in private.
- After the hearing meeting, the Board determines if the violation has been corrected, if the homeowner needs an extension due to a hardship, or if the homeowner will receive a fine.
- The homeowner will receive a written ruling in the mail. If a fine is issued, the initial amount is \$100, which may continue at each hearing until the property is in compliance.

Keep in mind that weeds and dead plant material must be removed and lawns properly maintained. Dead or patchy areas should be reseeded. If you plan to reduce the amount of grass in your landscape, the Board will accept drought resistant materials such as plants, bark, rock, etc., provided it is integrated with shrubs, trees, flowers, and real or artificial lawn.

Please take some time to assess your “curb appeal” and help keep the community an attractive place to live.

