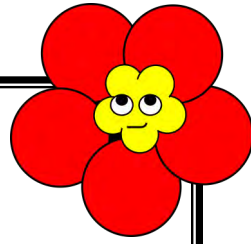


MAY 2020

VINEYARD-MURRIETA

www.vineyard-murrieta.org



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

MESSAGE FROM THE BOARD OF DIRECTORS

COVID-19 has had a huge effect on our daily lives including many people's income. The Board of Directors must balance their compassion for their fellow neighbors with their fiduciary obligation to protect the financial well-being of the association.

The association must be able to maintain cash flow to pay utility bills, insurance, landscape maintenance costs and other expenses necessary to protect property values and provide for a safe community. Therefore, associations are typically unable to waive all or even some of the monthly assessment. That being said, the Board does have some options to help homeowners.

These options include waiving late fees and interest, limiting foreclosure actions, and helping members by working out payment plans in the event they cannot pay their assessments.

Please reach out to management at (951) 491-6865 or gprivitt@keystonepacific.com, to discuss options if you are having trouble making your assessment payments. Management will request you submit your request to the Board in writing, so the interpretation of your situation is not lost in translation.

Most importantly, this time of coronavirus and social distancing is a time for communities more than ever before, to check on your neighbors, particularly older neighbors and others who are in the high risk demographic for coronavirus exposure.

Remember to take care of each other, breathe, laugh and wash your hands.

BOARD OF DIRECTORS:

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

NEXT BOARD MEETING:

June 15, 2020
6:00 PM

Location: TBD

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

- ◆ For after-hours association maintenance issues, please call 949-833-2600 to be connected with the emergency service line.
- ◆ Keystone Pacific will be closed in Observance of Memorial Day on Monday, May 25, 2020.
- ◆ 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.



A Mother...

When you're a child she walks before you,
To set an example.
When you're a teenager she walks behind you,
To be there should you need her.
When you're an adult she walks beside you
So that as two friends you can enjoy life together.

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!

APPLICATION FOR CANDIDACY FOR THE BOARD OF DIRECTORS

Dear Homeowner:

The Annual Election will be held in **September 2020**. If you are interested in serving on the Board, please complete this application and return it to **KEYSTONE** by 5:00 PM on **May 31, 2020**. For specific candidate qualifications, please contact Management for a copy of your community's Election Rules. **Members are encouraged to confirm their personal contact information by the deadline set forth for submitting nominations to ensure that Members have an opportunity to review their personal information at least thirty (30) days before ballots are mailed.**

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. Please type in the information requested below.**

WHY WOULD YOU LIKE TO SERVE AS A BOARD MEMBER?

WHAT IS YOUR BACKGROUND?

WHAT IS YOUR VISION FOR THE COMMUNITY AND WHAT WOULD YOU LIKE TO ACCOMPLISH DURING YOUR TERM OF OFFICE?

PLEASE NOTE: PER CALIFORNIA CIVIL CODE SECTION 5105(a), A COPY OF THIS FORM MAY BE INCLUDED WITH THE OFFICIAL BALLOT. THE CANDIDATE/MEMBER IS SOLELY RESPONSIBLE FOR THE CONTENT OF THIS COMMUNICATION. THE ASSOCIATION DOES NOT EDIT OR REDACT ANY CONTENT

APPLICATION FOR CANDIDACY FOR THE BOARD OF DIRECTORS

HOMEOWNER VERIFICATION INFORMATION

ADDRESS: _____

WORK PHONE NUMBER: _____

HOME PHONE NUMBER: _____

CELL PHONE NUMBER: _____

E-MAIL ADDRESS: _____

I, _____, hereby certify that the information above is true and correct and that I have not been convicted of a crime which, if elected, would either prevent the Association from purchasing fidelity bond coverage required by California Civil Code section 5806 or terminate the Association's existing fidelity bond coverage.

Signature: _____ Date: _____

To request an electronic copy of the Candidacy Application, please contact reconnect@keystonepacific.com.

Completed Candidacy Applications must be submitted to reconnect@keystonepacific.com or to the following address before the deadline: