

September 2020

# VINEYARD MURRIETA

reconnect@keystonepacific.com



## How to Keep the Community Looking Good

We need all of our residents' help in keeping our community looking its best. Please do your part and remember to:

- Pick up after your pet and dispose of waste properly.
- Pick up litter you notice in the community and dispose of it.
- Make sure household trash is secured and disposed of in an appropriate manner.
- Store trash receptacles from view and be sure not to leave them out before or after pick up.
- Be sure to store your garden hose properly when not in use.

Thank you for taking pride in the appearance of our community. Your cooperation is appreciated!

## Why are HOA Assessments important?

Your homeowners association is a non-profit mutual benefit corporation, of which you are a member. The common areas in your community are the assets that this corporation (your HOA) is responsible for managing. Therefore, your assessments directly support the programs and services that preserve the property values of the homes in your community. As a non-profit mutual benefit corporation with a volunteer board of directors, none of the members on your community's board receive compensation for their service—all of the membership assessments are funneled back into services that protect your home's equity. COVID-19 has had a huge effect on our daily lives including income. The Board of Directors must balance their compassion for their fellow neighbors and fiduciary obligation to protect the financial well-being of the association.



### **BOARD OF DIRECTORS:**

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

### **NEXT MEETING DATE:**

**September 21, 2020**

Location: Teleconference Call  
Call Management for Access Code.

The final agenda will be posted at the corner of Hayes and Sherry at least 4 days in advance of the meeting. You may obtain a copy of the agenda by contacting management at (951) 491-6866.

### **IMPORTANT NUMBERS:**

#### **ASSOCIATION MANAGER:**

Gina Privitt  
Phone: (951) 491-6865  
**Emergency After Hours:**  
**(949) 833.2600**  
Fax: (951) 346-4129  
gprivitt@keystonepacific.com

#### **COMMON AREA ISSUES:**

Danica Petroff  
Phone: (951) 491-7363  
dpetroff@keystonepacific.com

#### **BILLING QUESTIONS/ ADDRESS CHANGES/ WEBSITE LOGIN:**

Phone: (949) 833.-2600  
customercare@keystonepacific.com

#### **INSURANCE BROKER:**

LaBarre/Oksne  
Keith Hatch  
(800) 698-0711



Managed by Keystone  
41593 Winchester Road, Suite 113  
Temecula, CA 92590

## September 2020 REMINDERS

- Keystone is Closed in Observance of Labor Day Monday, September 7, 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 after this day.
- Next Board Meeting September 21, 2020 Location: TBD

## SIGN UP FOR THE ACH PROGRAM

Save time and money and never miss a payment again! Sign up to have your assessment payments automatically debited from your checking or savings account. Please call Customer Care at 949-833-2600 or send an e-mail to [ach@keystonepacific.com](mailto:ach@keystonepacific.com) to request an ACH application.



## HAVE AN HOA RELATED QUESTION?

To ensure that you are receiving accurate and up-to-date information with regards to landscaping, assessments, or common areas, please make Management your first point of contact. If you ever receive a notice and you aren't quite sure you understand what it is for, contact us. We are more than happy to explain the letter via email, phone call or an onsite meeting. .

## SIDEWALKS

Please do not block sidewalks with your vehicle, portable basket ball hoop or anything else. Sidewalks are walkways for pedestrians and should never be blocked.

**ANNUAL ELECTION** The annual Election has been rescheduled for November 9, 2020.

## KPPM CONNECTION

The KPPM Connection is an online tool that offers enhanced homeowner services. Using the online portal, you can:

- Make Online Payments
- View Statements / Billing Inserts
- Print Account History Reports
- Enhanced Notification Features
- Sign-up / Register for E-Blasts



Using your smartphone, please scan the QR code to the right or visit [www.kppmconnection.com](http://www.kppmconnection.com). Please log in using your account online email address and password. If you have not registered, please have your billing statement available to enter in the required Information. If you need assistance, please contact Customer Care at (949) 833-2600 or [customercare@keystonepacific.com](mailto:customercare@keystonepacific.com).



# KEYSTONE

## 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](mailto: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**