

JANUARY 2021

VINEYARD MURRIETA

reconnect@keystonepacific.com



UNDERSTANDING THE VIOLATION PROCESS

The property inspector is to ensure that everything is working properly, that conditions are safe, and that nothing is reducing property values or your quality of life in our community.

In short, they're making sure policies and rules are being followed—from pet behavior, parking and unkempt lawns to improper exterior modifications and more. They field complaints from fellow homeowners and, if necessary, remind you (or your neighbor) when a rule has been overlooked.

The findings are presented to the association board with photos and notes. Most violations are easily resolved with a Courtesy Notice. If not, the next step is a formal First Notice, then a hearing before the board—we want to hear your side of the story. Those who continue to ignore rules may be fined, or worse. The most serious cases may end up in court, though we try very hard never to get to that point.

The association's inspector performs a vital function; please treat them with courtesy and respect. If you have any questions about the rules, the inspector should be able to explain them.

The association manager and board members are also happy to listen and respond to your concerns.

When you purchased your home in a common-interest community, you became contractually bound to abide by the covenants that protect the association. Please

review them and ensure you are in compliance. Please contact Gina Privitt at (951) 491-6865 or gprivitt@keystonepacific.com.



BOARD OF DIRECTORS:

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

NEXT MEETING DATE:

January 12, 2021

Via Conference Call

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
customecare@keystonepacific.com

INSURANCE BROKER:

LaBarre/Oksne
Keith Hatch
(800) 698-0711

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

January 2021 REMINDERS

Keystone is Closed in Observance of the Holiday
New Year's Day - Friday, January 1st

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.

HOMEOWNER ASSESSMENTS

The payment address for assessments is:

Vineyard-Murrieta
PO BOX 513380
Los Angeles, CA 90051-3380

SIGN UP FOR COMMUNITY E-NEWS

Sign up to receive news and updates pertaining to our community association via email. To sign up, please register from the "Account Notifications" page once you have logged into The KPPM Connection at www.kppmconnection.com.

ACCOUNT ONLINE PAYMENT FEATURE

You may make one-time ACH payments through www.kppmconnection.com. In addition, Keystone Pacific is excited to introduce recurring online ACH payments. Please visit www.kppmconnection.com to access your online payment account. You may still access your account using your current email address and password. If you have not registered for The KPPM Connection, please have your new account number readily available.

COMMUNITY REMINDERS

- Weeds, rubbish, debris, unsightly material or objects and trash may not be kept upon the Properties or on any public or private street visible from the Properties. Trash may be kept in individual and sanitary containers in rear yards located on an individual lot in the residential area or otherwise at curbside areas. Trash containers can be set out for a reasonable period of time (set out no earlier than 5:00 p.m. on the day before scheduled trash collection times, and brought in no later than midnight the day of pick up).
- Just a friendly reminder to watch your speed while driving throughout the community. Please help keep the community safe!!!

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. 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.