

MAY 2021

VINEYARD MURRIETA

reconnect@keystonepacific.com



LETTERS FROM THE ASSOCIATION

Have you ever received 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 see that all 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 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, second notice and then finally 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 must be removed and dead plant material/lawns must be properly trimmed. Any area that is dead or patchy 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.



BOARD OF DIRECTORS:

President - Pat Harding
Vice President - Scott Ries
Secretary - Tom Tokarchik
Treasurer - Scott Svendsen
Member at Large - Don Coffman

NEXT MEETING DATE:

June 8, 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:

Ariane Benson
Phone: (951) 382-0996
abenson@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

MAY 2021 REMINDERS

Keystone Pacific will be closed in Observance of Memorial Day on Monday, May 31, 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.

HELPFUL COURTESY SUGGESTIONS

- Clean out your garage so you can park your car, trailer, boat or other recreational vehicle. The more vehicles homeowners fit in their garages, the more street parking will be available for guests.
- Drive slowly and carefully through the property, and remind your guests to do the same.
- Read the newsletter every month to keep up on what's happening in the Association.
- Always keep your dogs on a leash, and pick up after them.
- Smile and say 'hi' to your neighbor when you see them!
- Trash Bins are to be stored out of view, behind your side gate or in the enclosed garage. They are not to be stored in any location that they can be viewed from the public.
- Check your irrigation systems to make sure your sprinklers are in working order. Maintain lawns with regular maintenance of mowing, edging and watering. Reseed bare areas in your lawn.

Best Time to Water

The best time of day to water your lawn is in the early morning, from 6:00 to 8:00 a.m. and no later than 10:00 a.m. Watering in the morning gives wet blades of grass time to dry out over the course of the day, reducing the possibility of fungal problems. Morning is also the coolest and least windy time of day, which means that the water you apply is less likely to be lost to evaporation.

Knowing When to Water

Lawns typically require 1 inch of water per week. One way to tell if your lawn needs water is to walk across it. If your footprints remain after two hours, your lawn needs water.

Worst Times to Water

If you water in midday when the sun and temperatures are highest, much of the water you intend to give your lawn will be lost to evaporation. Watering in the evening leaves your lawn wet through the night and can increase the risk of fungal diseases. Watering during windy weather increases water loss through evaporation and makes it difficult to water evenly. To conserve water, avoid watering your lawn heavily during droughts.

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