

AUGUST 2021

VINEYARD MURRIETA

reconnect@keystonepacific.com

COMMUNITY LIVING

Membership Means Organization

Rules & Regulations—Your Community Association is a non-profit corporation registered with the State of California. As such, it is managed by a Board of Directors who oversee the maintenance and operation of all common areas and facilities. The Board is responsible for governing the Association in accordance with the CC&R's, Bylaws, and the Articles of Incorporation.

What are the CC&R's? - Basically, the Covenants, Conditions, and Restrictions (CC&R's) are the legal documents that determine the guidelines for the operation of your community as a non-profit corporation. These guidelines are included in the title to your property and cannot be changed without proper action by the Board or by a vote of the Community Association Members. All homeowners must comply with the CC&R's. Failure to do so may result in fines.

What are Bylaws? - The Bylaws are the guidelines for the actual operation of your Community Association. The Bylaws define the duties of the various offices of the Board, terms of the Directors, the members' voting rights, required meetings, and other items necessary to run the Association as a corporation.

Are There Other Rules? - From time to time, rules will be adopted by the Board. These rules are meant to protect the living environment of your community, and may involve guidelines regarding parking and vehicles, pets etc... Since the common areas are owned and maintained by the association, any intended changes or modifications must meet the approval of the Board.

Membership Means Cooperation

Assessments—Maintaining and operating your common areas and facilities requires funds. These funds are collected from you in the form of assessments levied against your home. In addition, these monies provide for a reserve fund to offset future capital expenses. Your monthly assessment is due on the first day of the calendar month following your escrow closing and every month after.

What If You Don't Pay Your Assessments? - Payments received after the first of the month are subject to a late charge. Billing is a courtesy, not a requirement, failure to receive a statement does not negate legal responsibility to pay assessments. Unfortunately, non-payment can lead to legal proceedings.



BOARD OF DIRECTORS:

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

NEXT MEETING DATE:

Annual Election
September 14, 2021
Location: TBD

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) 491-7748
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

August 2021 REMINDERS

- 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 14, 2021 Location: TBD

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.

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.

CHILDREN AT PLAY

Just a friendly reminder to watch your speed while driving throughout the community. With summer here, more children will be at the park and in the streets and courtyards. Please help keep the community safe!!!

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.

WEEDS & FRONT YARD MAINTENANCE

All homeowners are responsible for the maintenance of their front yard landscaping all the way to the street curb in front of their home. Corner lot homeowners are also responsible for side yard maintenance all the way to the side yard curb. Homeowner landscape maintenance responsibilities include maintaining the parkway trees and keeping your front yard grass and planters free from weeds. Please have trees and bushes trimmed on a regular basis for a clean look that will add value and ambiance to your neighborhood.

AESTHETICS OF THE COMMUNITY: PAINTING YOUR HOME

Living in a planned community requires all homeowners to maintain their home. Management has noted during recent inspections that paint is faded on shutters, front doors, garage doors, side gates and wood trims. Homeowners should take the necessary steps to ensure their home is well maintained. If a homeowner is repainting their home, an architectural application is required. Homeowners must submit an Architectural Application and receive written approval prior to beginning a project. The Association has pre-approved paint schemes to help members with the process. You should repaint anything that looks chipped, weather-beaten or faded. This will help preserve not only the look of your home, but the entire community as well. Please take a moment to inspect your home to ascertain what needs to be painted. Homes that remain unpainted will be sent violation notices and may be called to hearing or assessed fines.