

JULY 2015



# ROSETTA HILLS HOA

www.rosettahillshoa.org

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

## GENERAL MAINTENANCE

Upon driving through the community, it has been noted that we have a lot of weeds popping up, trash cans being left out, faded paint and a few trailers, stored vehicles and RV's parked in driveways.

Please take a look at your property and address any maintenance concerns you notice. Before the weather gets too warm, take some time this weekend to spray weeds in your planters or the ones that pop up in the cracks of your driveway, remove any trees or shrubs that died last winter and put down a little mulch to freshen up your landscaping. It looks nice and it helps retain moisture in the soil so your plants require less water.

If you have a question about how to tackle a big project like painting or installing drought tolerant landscaping, please contact Management or attend a Board meeting. We will walk you through the architectural review process and help you get your project underway.

## NEIGHBORHOOD GARAGE SALE

The Association will be holding a Neighborhood Garage Sale on July 18, 2015 from 7AM to 12PM. Please mark this date on your calendars. Agents from Tarbell Realtors will be sponsoring the event and providing signage and refreshments.

As a reminder, an annual neighborhood garage sale is held each summer. Individual garage sales are not permitted. We appreciate your understanding.

## JUNE 2, 2015 BOARD MEETING HIGHLIGHTS

Thank you to those homeowners who attended the meeting. For those who were not able to attend, below are a list of the items that were discussed:

- March 3 2015 General Session Minutes were approved.
- The January, February, March and April financial statements were accepted.
- The Board approved the draft audit. The final audit was mailed to the membership.
- The Board reviewed a request from Tarbell Realtors, Ray Lopez and John Kreiser and approved to hold a community garage sale on July 18, 2015 from 7AM-12PM.
- The Board tabled proposals submitted by Park West Landscape.
- A proposal was approved for the installation of two concrete benches at the tot lot to replaced the old, weathered benches.
- The Board reviewed an Annual Inspection Report.
- A proposal was approved as submitted by Advanced Reserve Solutions for the preparation of the Association's annual reserve study.
- The Board reviewed delinquent accounts and approved liens.
- The Board appointed Jody Kalecker to the Architectural Committee.
- The Annual Election date was set for September 2, 2015.
- The Board reviewed correspondence from a homeowner regarding concerns about people going through trash.

## BOARD OF DIRECTORS:

**President:** Sonia Tellez  
**Vice-President:** Darwin Takkinen  
**Treasurer:** Justin Shekoski  
**Secretary:** Seth Talabamiz  
**Member-at-Large:** Frank Morales

## NEXT BOARD MEETING:

**September 2, 2015**

Time: 6:00 PM

Location: Lone Star Steakhouse  
18601 Dexter Ave.  
Lake Elsinore, CA

*The final agenda will be posted at the tot-lot on Diana Lane 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:

**Jennifer Alegria**

Phone: 951-491-6862

jalegria@keystonepacific.com

**Emergency After Hours: 951-491-6866**

Fax: 951-491-6864

### COMMON AREA ISSUES:

**Associate Community Manager**

**Kara Rowland**

Phone: 951-491-6866 ext. 636

### BILLING QUESTIONS/ ADDRESS

**CHANGES/ WEBSITE LOGIN:**

Phone: 951-491-6866

customercare@keystonepacific.com

### ARCHITECTURAL DESK:

Phone: 951-491-6866

Temecula.architectural@keystonepacific.com



## JULY 2015 REMINDERS

**Keystone Pacific Closed in Observance of Independence Day – Friday, July 3rd**

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.

**Trash Pick-Up Day - Tuesday**  
Please remove trash cans from the common areas after this day.

**Wednesday, September 2, 2015 - Board Meeting @ 6:00 P.M.**  
Location: Lone Star Steakhouse, 18601 Dexter Avenue, Lake Elsinore, CA

### A MEMBERS RIGHT TO PRIVACY

California Civil Code allows a member to request to be removed from the membership list to prevent release of their private contact information to a member requesting the membership list. In order to opt-out of the membership list, you must notify the Association **in writing**. If you choose to opt-out of sharing your name, property address, email address and mailing address under the membership list, the opt-out designation shall remain in effect until changed by you, by written notification to management. If you wish to opt-out, please complete the Opt-Out Form on our website at: <http://www.kppm.com/forms/opt-out.php>.

### Friendly Reminder for Dog Owners

It has been brought to Management's attention that several of the dogs in the community bark at night. As a reminder, please take steps to ensure your dog does not disturb neighbors. Consider bringing your dog in at night or promptly quieting them if they bark.

### Governing Documents and the Honor System

So, you live in a common interest development. You've got your association's By-laws, CC&Rs and Rules and Regulations to contend with? What do you do about it?

You may be surprised. Many association homeowners really do read through the documents and know what they are supposed to do or not do. Others merely go along with the flow, taking hints from their neighbor's actions (which is okay - if the neighbor is right!) until they get a notice of noncompliance.

Generally, an association within a common interest development is legally obligated to perform three basic functions: to collect assessments; to maintain the common area; and, to enforce the governing documents.

If you receive a letter indicating you may be in violation, it is the association's attempt to do their job as prescribed in the CC&Rs, and uphold the governing documents that you accepted when you purchased the property. While you may perceive the letter as singling you out, that is not the intention of the board or management company.

Occasionally, non-compliance issues are brought to management's attention by neighboring property owners. What should the board or management do, once they are told or become aware of a violation? The association is obligated to treat all like violations in a similar manner. This prevents misunderstandings and confusion and allows the board to perform its job as efficiently as possible.

The main thing to remember is that an association, its board of directors and management are not here to police the community. The association serves the limited functions listed above and relies on the honor system, with periodic community drive-through inspections. With a little help and understanding from all owners, the community can work together to maintain the integrity of each individual property and continuity of the community at large.