

AUGUST 2015

ROSETTA HILLS HOA

www.rosettahillshoa.org

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

GOING DROUGHT TOLERANT

Management has received many questions in the past few months regarding drought tolerant plants, with rocks and/or artificial turf and whether or not it is allowed in the community. The answer is yes, **however**, an architectural application is still required to be approved **PRIOR TO** any work commencing.

Because this is a new area that is being mandated by both the government and enforced by the Association, please make sure to do the following:

- Fill out the architectural application and submit it to the Association.
- Include samples/pictures of all plantings you will be using.
- Include pictures of any rocks/gravel that you will be using (please don't send with the application).
- Include at least an 8"X8" sample of the artificial turf that will be used. There are many types of artificial turf out there. A high quality turf must be used.

If you have any questions, please contact the Temecula Office at 951-491-6866 and we'd be happy to walk you through the process.

COMMUNITY REMINDERS

- We don't mean to sound like a broken record, but we have noticed that trash cans are not being put away in a timely manner and are being left near the side gates. Please make sure you are placing your trash cans behind the side gate after trash has been picked up.
- It is importance to keep up your yard. Management has noticed several dead bushes and trees. Please continue to monitor your yard for weeds and remove any plant material that has expired, this includes your side yard.
- Summer is the time when RV's, boats, trailers and other recreational vehicles make their presence known inside the community. Please make sure you are not storing these items in front of your home. A short period for unloading and loading is allowed, but lengthy storage in the street or your driveway is not permitted. Avoid getting a pesky letter from Management and move that toy into the garage or to an offsite storage site.

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

Phone: 951-491-6866 ext. 636

BILLING QUESTIONS/ ADDRESS

CHANGES/ WEBSITE LOGIN:

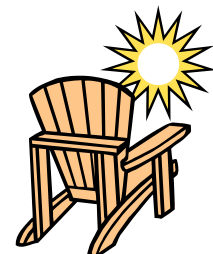
Phone: 951-491-6866

customercare@keystonepacific.com

ARCHITECTURAL DESK:

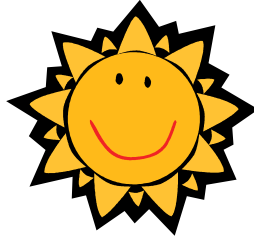
Phone: 951-491-6866

Temecula.architectural@keystonepacific.com



AUGUST 2015 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.



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>.

Why A Reserve Study is Important

In determining how much we should be paying in maintenance assessments each month, our Board of Directors must estimate how much our association is going to spend for operating expenses and how much it must save for future repairs and replacement of common area assets (reserves).

However, in order to know how much to set aside for those repairs or replacements the Board needs to know approximately when those repairs/replacements are going to be needed. A reserve study helps to provide that information to the Board. State statutes require that community associations have an independent reserve study (prepared by an independent consultant or contractor with no connection or interest in the association) done every three years.

The results of the reserve study play an important role in determining how much of our monthly assessment will be used to fund the reserve funds. A reserve study identifies the major components which the association is obligated to repair, replace, restore, or maintain. In addition, a reserve study provides estimates for each components remaining life, cost of maintenance or replacement and the annual dollar contribution required to perform the work. Our Board of Directors consider the findings of the reserve study when they set our community's operating budget for the upcoming fiscal year, thus determining our monthly assessment.

The reserve study is a valuable tool that our Board and management company use in order to ensure that our association has the funds available to properly maintain and replace our common area assets when needed.

Reminder for Pets

As a friends reminder for dog owners, please remember to keep your pets on a leash and carry a bag with you so that you can pick up after them on your walks. Thank you.

