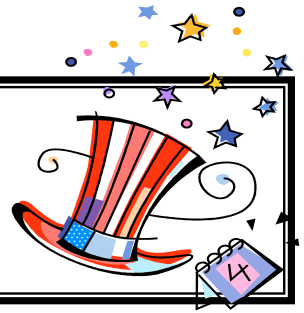


JULY 2016

ROSETTA HILLS

www.rosettahillshoa.org



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

GARAGE SALES

The Association will permit garage sales twice per year to allow residents the opportunity to get rid of unwanted items. Those dates included the 1st Saturday of June and the 2nd Saturday in September. (9-10-16)

Should residents choose to participate, you will be responsible for your own advertising. As a reminder, all signage must be removed following the garage sale along with any unsold items.

TAKING PRIDE IN THE COMMUNITY

A short drive around Lake Elsinore will quickly illustrate the differences in purchasing a home in an HOA vs. purchasing a home that is not part of an HOA. While a majority of homeowners want to maintain their home and protect their assets, what individuals consider the property level of maintenance can differ greatly. The Association helps maintain property values in the community by ensuring that homeowners maintain their properties. When the Association identifies an issue, a compliance notice is sent as a means of communicating that attention is needed.

It's common for homeowners to look at their own property and think, "My yard (or paint) is not as bad as my neighbor's." However, this is a slippery slope and is really not the standard that is going to benefit the community. The Association would like to encourage homeowners to take pride in the community by doing simple things like spraying weeds, fertilizing plants, regularly mowing the lawn and bringing in the trash cans in after trash pick up. These small things really make a world of difference!

LANDSCAPE IMPROVEMENTS

We are pleased to share that at the June meeting, the Board approved various landscape improvements throughout the community, as the budget permitted. We know that this was a long awaited improvement for many and we appreciate the resident's patience while the Association addressed maintenance concerns in order to move forward with contracts for additional work.

BOARD OF DIRECTORS:

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

NEXT BOARD MEETING:

September 6, 2016

Time: 6:00 PM

Location: Lone Star Steakhouse

The final agenda will be posted at the total 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: 949-833-2600

Fax: 951-491-6864

COMMON AREA ISSUES:

Alyssa Ripperger

Associate Community Manager

Phone: 951-491-7362

aripperger@keystonepacific.com

BILLING QUESTIONS/ ADDRESS CHANGES/

WEBSITE LOGIN:

Phone: 951-491-6866

customer@keystonepacific.com

ARCHITECTURAL DESK:

Phone: 951-491-6866

Temecula.architectural@keystonepacific.com



JULY 2016 REMINDERS

Keystone Pacific Closed in Observance Independence Day - Monday, July 4th

For after hours emergencies, please call (949) 833-2600 to be connected to emergency service. *Please call 9-1-1 for life threatening emergencies*

Trash Collection Day: Tuesday

Please remove trash cans from view of the common area after collection.

IMPORTANT NUMBERS

Police (Non-Emergency)
951-245-3300

Code Enforcement
951-674-3124

Animal Control
951-471-8344

The Association has heard it all...

Association members who pay their assessments late or not at all come up with some very interesting excuses. Here's two of the most common, and why it's wise not to use them.

Excuse #1: "You can't do that!"

"If they think I'm paying those outrageous late fees and interest, they're crazy."

Actually, the Association not only has the authority, it has a duty to all owners to collect assessments and the steps to do so are specifically prescribed in the delinquency policy. This authority is established in the governing documents and the state's common interest ownership statutes. When you moved into a community association, you agreed to abide by those documents—and that includes paying assessments.

Excuse #2: "The fees are too high for what we get."

Assessments reflect the actual cost of maintaining all common elements in the community, which is reevaluated annually when the Board reviews and approves the budget. The budget showing the actual costs of the Association is sent out annually, homeowners are encouraged to review it and contact Management or attend a Board meeting if they have questions. Many homeowners connect HOA with community amenities but this is not usually the case. Many communities, including Rosetta Hills, exists because the community was designed that way by the developer. This community does not have amenities like a pool or clubhouse but was set up in a way that requires someone to maintain various components like mailboxes, tubular steel fencing, monument signage, landscaping, doggy bag dispensers, the tot lot, walking paths, basins, access roads and slopes. Along with maintaining the esthetics in the community, the Association also exists to maintain these components.

Legitimate Reasons, not Excuses

When Association members lose their jobs or become injured or ill, the association board understands that arrangements need to be worked out for paying assessments. If you have a legitimate reason for falling behind and you need to work out a payment plan, please call Management. The board considers each situation individually, and will try to accommodate your special circumstances in a way that is fair to the Membership.