

OCTOBER 2016

# ROSETTA HILLS

[www.rosettahillshoa.org](http://www.rosettahillshoa.org)

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

## **REMINDER: Do Not Make Changes to Your Yard Without First Obtaining Approval from the Architectural Reviewer**

We understand that submitting for architectural approval prior to starting a home improvement project is not on the top of everyone's to do list. However, it is very important that you take a moment to complete the architectural application and submit your plans prior to starting the work. Yes, it will take a few weeks to hear back from the architectural reviewer but it will save you from the headache of receiving compliance letters from the Association.

For those that plan on submitting their application for architectural approval retroactively, just be aware that the Association can require homeowners to remove improvements if they are not approved. Asking for forgiveness is not easier than asking for permission when it comes to architectural approval.

If you have a project in mind, plan ahead and submit an architectural application with your plans prior to starting the project. You can obtain the form on the Association's website at [www.rosettahillshoa.org](http://www.rosettahillshoa.org).

## **ANNUAL MEETING ADJOURNED**

Unfortunately, the Association was unable to hold the annual meeting on September 6th as the Association only received 9 ballots. As the Association had less than the 97 ballots required to meet the quorum requirement, the meeting was adjourned.

A quorum is the minimum number of owners who must be at a meeting before business can be transacted. State law tells us what that minimum number is for our association. It's relatively low, but we still have a tough time getting to it. It's a common problem in many associations.

Meetings that don't have a quorum must be adjourned and rescheduled at a later date.

So, why bother to try again? Because the board is legally obligated to conduct an annual meeting. It's an important part of conducting association business. During the annual meeting, new board members are elected and the coming year's budget is presented to the homeowners for approval. No quorum—no election, no budget. This means the current directors will have to continue serving until an election can be conducted.

We ask you to complete your ballot form and mail it in to help the Association achieve quorum.

### **BOARD OF DIRECTORS:**

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

### **NEXT BOARD MEETING:**

**December 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](mailto: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](mailto:aripperger@keystonepacific.com)

#### **BILLING QUESTIONS/ ADDRESS CHANGES/**

#### **WEBSITE LOGIN:**

Phone: 951-491-6866

[customercare@keystonepacific.com](mailto:customercare@keystonepacific.com)



## OCTOBER 2016 REMINDERS

### Keystone Pacific Closed in Observance of Labor Day - Monday, October 10th

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

## PROPERTY MAINTENANCE

The purpose of rules regarding property maintenance is to help the Association set a standard for how properties should be maintained. This helps keep up property values which benefits all homeowners.

With this said, the Association would like to point out some of the common maintenance items that homeowners may receive a letter for:

- **Weeds in the planters, driveway cracks or turf.** Keep in mind that if you turn down your irrigation on your lawn to conserve water, you may find that weeds still grow. Weeds require far less water than turf and as your turf turns brown, the tall, green weeds tend to stand out. We recommend monitoring your turf and spraying and pulling weeds as necessary.
- **Dirt Yards.** We understand that water conservation is important. However, dirt yards are not attractive. If your goal is to cut back on irrigation, there are lots of alternative drought tolerant landscaping options.
- **Dead trees or trees that had no leaves this summer.** Lets face it, some of the trees planted in the yard when you purchased the property did not survive... perhaps some were hanging on and the snow last winter was the last straw. Either way, its time to remove any of your trees that do not have leaves on them.
- **Low hanging trees.** Interestingly enough, we have a lot of mature trees in the community that have thrived. However, some of these trees are hanging a little too low over the sidewalk and are ready to be pruned. If you have a tree that is less than 8 feet above the sidewalk, please make arrangements to have it trimmed.
- **Trash cans should be taken in after trash day and stored behind your gate.** This is pretty self explanatory. Please find a spot to store your trash cans behind your gate and bring them in the night of trash pick up.

*We appreciate your efforts to maintain your property and abide by community's maintenance standards!*

