

DECEMBER 2016

ROSETTA HILLS

www.rosettahillshoa.org

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



*Management and the
Rosetta Hills Community
Association would like to
wish everyone a safe and
happy holiday season!*

FAMILY VISITING FOR THE HOLIDAYS?

As the holiday season approaches, we would like to remind everyone about parking within the community. During this time of year, many people have get-togethers with family and friends. This creates a lot of extra vehicle traffic on the streets. Please be courteous to your neighbors. Most likely, they will have family visiting also. Please utilize your garage and driveway for parking as much as possible. This will create more room for everyone!

DECORATE SMARTER TO SAVE ENERGY

Festive lights have become one of the staples of the holiday season; however, the energy it takes to power these little lights can cause you to lose your holiday cheer when the electric bill arrives in January.

Consider making the transition this year to light-emitting diode (LED) holiday lights. These lights are 80 percent - 90 percent more efficient than traditional lights. LEDs are shatterproof, shock resistant, and cool to the touch. Not only can they save you substantial cash, but these lights are safer for your family and can help prevent the risk of fire.

Avoid the hassle of turning your lights on and off manually by setting an automatic timer. You can customize the settings on your timer to shut off overnight and during the daytime so the lights are only on when you and your family are home to enjoy them.

As a reminder we ask that residents remove their holiday decorations by January 15th.

CHRISTMAS TREE RECYCLING

CR&R Inc., the waste hauler, provides a Christmas tree recycling program for the residents. CR&R will start picking up your Christmas trees on the first scheduled pick-up date after December 26th. Trees must be free of ornaments, including tinsel. All trees will be recycled into compost or mulch. For more information on when your trees will be picked up, call CR&R at 1-800-755-8112.

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:

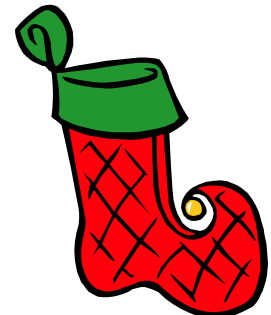
Jennifer Alegria
Phone: 951-491-6862
jalegria@keystonepacific.com
Emergency After Hours: 949-833-2600
Fax: 951-491-6864

COMMON AREA ISSUES:

Gina Privitt
Associate Community Manager
Phone: 951-491-7362
gprivitt@keystonepacific.com

BILLING QUESTIONS/ ADDRESS CHANGES/

WEBSITE LOGIN:
Phone: 951-491-6866
customer@keystonepacific.com



DECEMBER 2016 REMINDERS

Keystone Pacific Closed in Observance of the Holiday Season -

- * Christmas Eve - Friday, December 23rd
- * Christmas Day - Monday, December 26th

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 Collection Day: Tuesday

Please remove trash cans behind your gate after collection.



COMMUNITY LIVING

The Association would like to take a moment to say that we are glad you've found a home in our community. We presume it has all the amenities you were seeking and you're settling in nicely. This is the time the association likes to remind new homeowners that common-interest communities like ours create some unique obligations to the community and to other residents within it:

Read and comply with the community's governing documents. You should have received a package of documents well before you closed on your home. If you didn't, check the association's website or ask the manager or a member of the board for copies. Make sure you understand what's included in them, particularly the rules about pets, parking, your home's exterior maintenance, architectural guidelines and when you must pay association assessments.

Provide current contact information to association board members or the manager. Make sure they know how to reach you in case of an emergency, and ask them to notify you of association meetings and other important events. If you rent out your home, provide contact information for your tenants also for use in an emergency.

Maintain your property according to established standards. The community's appearance can add value to all the homes within it—including yours—so it's important to keep landscaping neatly groomed and your home's exterior well-maintained.

Treat association leaders honestly and respectfully. Board members are homeowners—just like you—who have volunteered to give their time and energy freely to govern the community. While you should share your concerns about the community with them, do so in a way that's constructive, informative and helpful.

Attend board meetings and vote in community elections. Board meetings are open to all who wish to sit in and keep up with issues under discussion. The association is a democracy, and your voice and vote can affect important issues.

Pay association assessments and other obligations on time. Your regular assessments pay for common area maintenance, amenities and other shared expenses. If you don't pay on time, the burden for paying your portion of the association's bills, like water, electricity and trash removal, falls on your neighbors. Contact a board member or the manager, if you're having problems, to discuss alternative payment arrangements.

HomeWiseDocs.com

Keystone Pacific Property Management, Inc. is pleased to announce its transition to HomeWiseDocs.com, the next generation in document and data delivery for resale packages, resale demands, lender questionnaires and association documents.

HomeWiseDocs.com provides reliable, around-the-clock online access to all governing documents and critical project data for lenders, closing agents, real estate professionals, and homeowners from Keystone Pacific's managed communities.

Please see below for login information:

Online Chat at www.homewisedocs.com

Help Desk: 866.925.5004 x 1

e-mail: info@homewisedocs.com

Log on to www.homewisedocs.com and select the Sign Up link to register. The many system enhancements are geared toward an improved user experience.



ROSETTA HILLS COMMUNITY ASSOCIATION

Owner Notice Disclosure (Civil Code section 4041)

California law requires Owners in a community association to provide the following information to the association on an annual basis. Please fill out and return this form to the address below no later than **December 31, 2016.**

Owner Name:

- 1. Address or Addresses to which notices from the association are to be delivered:

- 2. Any alternate or secondary address to which notices from the association are to be delivered:

- 3. The name and address of your legal representative, if any, including any person with power of attorney or other person who can be contacted in the event of your extended absence from your property:

- 4. Your property is (please check one): Owner occupied Rented out

- 5. Is your property developed but vacant (please check one)?: Yes No

- 6. Is your property undeveloped land? Yes No

Please return this form to:

ROSETTA HILLS COMMUNITY ASSOCIATION

*c/o Keystone Pacific Property Management, Inc.
16775 Von Karman Ave Suite 100
Irvine, CA 92606*