

**AUGUST 2017**

# ROSETTA HILLS

www.rosettahillshoa.org

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

## COMMUNITY LIVING

### *Membership Means Organization*

**Rules & Regulations**—Your Community Association is a non-profit corporation registered with the State of California. As such, it is managed by a Board of Directors who oversee the maintenance and operation of all common areas and facilities. The Board is responsible for governing the Association in accordance with the CC&R's, Bylaws, and the Articles of Incorporation.

**What are the CC&R's?** - Basically, the Covenants, Conditions, and Restrictions (CC&R's) are the legal documents that determine the guidelines for the operation of your community as a non-profit corporation. These guidelines are included in the title to your property and cannot be changed without proper action by the Board or by a vote of the Community Association Members. All homeowners must comply with the CC&R's. Failure to do so may result in fines.

**What are Bylaws?** - The Bylaws are the guidelines for the actual operation of your Community Association. The Bylaws define the duties of the various offices of the Board, terms of the Directors, the members' voting rights, required meetings, and other items necessary to run the Association as a corporation.

**Are There Other Rules?** - From time to time, rules will be adopted by the Board. These rules are meant to protect the living environment of your community, and may involve guidelines regarding parking and vehicles, pets, noise nuisances, etc. Since the common areas are owned and maintained by the association, any intended changes or modifications must meet the approval of the Board.

### *Membership Means Cooperation*

**Assessments**—Maintaining and operating your common areas and facilities requires funds. These funds are collected from you in the form of assessments levied against your home. In addition, these monies provide for a reserve fund to offset future capital expenses. Your monthly assessment is due on the first day of the calendar month following your escrow closing and every month after.

**What If You Don't Pay Your Assessments?** - Payments received after the first of the month are subject to a late charge. Billing is a courtesy, not a requirement, failure to receive a statement does not negate legal responsibility to pay assessments. Unfortunately, non-payment can lead to legal proceedings.

### *Membership Means Participation*

**Making Your Community Work**—Since your Community Association is a corporation by law, the Board of Directors is required to oversee its business.

### **Most Frequent Rules Violations**

- Trash Cans left out in view of the common area/street.
- Parking (Courtyard Parking/Stored Vehicles)
- Painting Touch up (Garage Doors, Shutters, Front Doors)

The Board is responsible to enforce the CC&R's and Rules.

You can make a difference — Thank you!

## BOARD OF DIRECTORS:

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

## NEXT BOARD MEETING:

**September 15, 2017**  
**Earl Warren Elementary MPR**  
**41221 Rosetta Canyon Dr.**  
**Lake Elsinore, CA 92532**  
**Time: 6:30 PM**

*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**

**Gina Privitt**  
951-491-6865  
gprivitt@keystonepacific.com  
**Emergency After Hours: 949-833-2600**  
Fax: 951-491-6864

### **COMMON AREA ISSUES:**

**Gina Privitt**  
**Associate Community Manager**  
Phone: 951-491-6865  
gprivitt@keystonepacific.com

### **BILLING QUESTIONS/ ADDRESS CHANGES/ WEBSITE LOGIN:**

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



### Friendly Reminders

Keystone Pacific After Hours Contact Information: 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.



### 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>.

### IMPORTANT NUMBERS

<b>Police (Non-Emergency)</b>	<b>951-245-3300</b>
<b>Code Enforcement</b>	<b>951-674-3124</b>
<b>Graffiti Hotline</b>	<b>951-674-2701</b>
<b>Animal Control</b>	<b>951-471-8344</b>

### BEWARE OF SNAKES

Due to the warmer weather and the time of year there have been many reports of snake activity.

Unfortunately, when it is reported in the news it is usually because it is a rattlesnake that has bitten a child or family pet. So please take caution when walking outdoors. Be sure to keep your pets on a leash and stay on paved walkways only. You are more likely to encounter a rattlesnake when you leave paved areas. Since a lot of the reports have been of the bites being fatal to family pets, you may want to contact your local Veterinarian and obtain an anti-venom vaccine. Obtain one for each pet in the family, and carry with you at all times while outdoors, since there have been reports of more than one pet being bitten at the same time.



As the use of anti-venom vaccine immediately following a bite may buy you the precious time needed to get your pet to the Veterinarian before they succumb to the bite.

### SIGN UP FOR THE ACH PROGRAM

Save time and money and never miss a payment again! Sign up to have your assessment payments automatically debited from your checking or savings account. Please call Customer Care at 951-491-6866 or send an e-mail to [customercare@keystonepacific.com](mailto:customercare@keystonepacific.com) to request an ACH application.