

MARCH 2018

ROSETTA HILLS

www.rosettahillshoa.org



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

It was one of those March days when the sun shines hot and the wind blows cold: when it is summer in the light, and winter in the shade.

~Charles Dickens

5 Essential Spring Gardening Tips

The sun is shining, birds are singing and it's time for your garden to come back from the winter weather. Your garden needs some help getting back in shape. Here are some tips for your getting your spring garden green and beautiful by the time the season reaches its peak:

1. Clean out the garden.

It's time to clean your garden and get rid of weeds, making sure that you get the roots so they won't grow back. This is also a good time to sharpen your garden tools, if needed, because you're going to require them for plant maintenance and soil care.

2. Revitalize the soil.

Because your soil is likely dried out and packed after winter, it's time to add moisture. Add organic material like compost or manure. You might need to test the soil to see what nutrients it needs. You might also need to add more fertilizer to increase the health of the soil and increase the life of your plants.

3. Trim old plants.

Plants that survived the winter will need to be pruned so they'll grow anew in the spring. Make sure to wait until mid-April or May in case there's an unexpected freeze. Blooming plants should be pruned right after they bloom to avoid cutting off future flowers. Summer plants should be pruned in early spring.

4. Add mulch.

In addition to fertilizers and organic materials, you should think about adding mulch to your flower beds and garden. One to three inches of mulch helps to prevent weeds and diseases. It also keeps the moisture in the garden and maintains the temperature.

5. Plant new flowers and shrubs.

Once you've gotten the garden in shape and handled all of the old plants, it's time to turn your attention to new plants.



BOARD OF DIRECTORS:

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

NEXT BOARD MEETING:

Monday, March 5, 2018
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/ COMMON AREA ISSUES:

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

Police (Non-Emergency)
951-245-3300

Code Enforcement
951-674-3124

Animal Control
951-471-8344

Graffiti Hotline
951-674-2701

BILLING QUESTIONS/ ADDRESS CHANGES/ WEBSITE LOGIN:

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

Keystone Pacific After Hours Contact Information:

For after-hours 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 from view of the common area after collection.

Spring forward!

Daylight Saving Time begins Sunday, March 11th at 2:00 A.M. Remember to adjust your clocks up one hour before going to bed Saturday night.



Spring begins March 20, 2018



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 and we'd be happy to walk you through the process.

LETTERS FROM THE ASSOCIATION

Management is on site twice a month to complete property inspections, and while there, will sometimes generate letters to homeowners. These letters may require you to repaint areas on your property or correct a CC&R Violation. Here are some helpful tips in dealing with these friendly reminders!

- Don't get upset! No one likes to get these letters, but remember a courtesy letter is just that, a courtesy. From time to time, a friendly reminder is sent to you letting you know that an item needs to be addressed.
- Correct violations before they happen. Put away your trash can or maintain your lawn. Keep your neighborhood looking good. This helps protect YOUR property values!
- Don't ignore the Association's request! Homeowners are sent a courtesy note, if the violation continues, then a first letter giving a time frame to correct the violation is sent. If a homeowner still does not correct the violation, they will be called to a hearing before the Board! Correct violations immediately and/or call your Manager to discuss.



Rosetta Hills Community Association

February 14, 2018

RE: DOCUMENT DISCLOSURE SUMMARY FORM

Dear Rosetta Hills Community Association Homeowner:

In accordance with California Civil Code, 5300, 4530 and 4528, please find a copy of the completed "Document Disclosure Summary Form", as required, effective January 1, 2018. The completed "Document Disclosure Summary Form" can be found on the reverse side of this letter.

Should you have any questions regarding the materials enclosed, please do not hesitate to contact the undersigned at (951) 491-6865.

Sincerely,

At the Direction of the Board of Directors,

Gina Privitt

Gina Privitt
Community Association Manager

Professionally Managed by:

Keystone Pacific Property Management, LLC

41593 Winchester Road, Suite 113 · Temecula, CA 92590 · Tel (951) 491-6866 · Fax (951) 491-6864

www.keystonepacific.com

ROSETTA HILLS COMMUNITY ASSOCIATION

Charges for Documents Provided

This disclosure is provided to you in accordance with the requirements of California Civil Code Section 4528.

CHARGES FOR DOCUMENTS PROVIDED AS REQUIRED BY SECTION 4525*

The seller may, in accordance with Section 4530 of the Civil Code, provide to the prospective purchaser, at no cost, current copies of any documents specified by Section 4525 that are in the possession of the seller.

A seller may request to purchase some or all of these documents, but shall not be required to purchase ALL of the documents listed on this form.

Property Address:

Owner of Property:

Owner's Mailing Address (If known or different from property address.):

Provider of the Section 4525 Items:

Print Name _____ Position or Title _____ Association or Agent Date Form Completed:

Check or Complete Applicable Column or Columns Below

Document	Civil Code Section	Fee	Not Available (N/A), Not Applicable (N/App), or Directly Provided by Seller and confirmed in writing by Seller as a current document (DP)
Articles of Incorporation or statement that not incorporated	Section 4525(a)(1)	25.00	
CC&Rs	Section 4525(a)(1)	45.00	
Bylaws	Section 4525(a)(1)	35.00	
Operating Rules	Section 4525(a)(1)	15.00	
Age restrictions, if any	Section 4525(a)(2)	No Cost	
Rental restrictions, if any	Section 4525(a)(9)	No Cost	
Annual budget report or summary, including reserve study	Sections 5300 and 4525(a)(3)	35.00	
Assessment and reserve funding disclosure summary	Sections 5300 and 4525(a)(4)	No Cost	
Financial statement review	Sections 5305 and 4525(a)(3)	40.00	
Assessment enforcement policy	Sections 5310 and 4525(a)(4)	No Cost	
Insurance summary	Sections 5300 and 4525(a)(3)	No Cost	
Regular assessment	Section 4525(a)(4)		
Special assessment	Section 4525(a)(4)	No Cost	
Emergency assessment	Section 4525(a)(4)		
Other unpaid obligations of seller	Sections 5675 and 4525(a)(4)		
Approved changes to assessments	Sections 5300 and 4525(a)(4), (8)		
Settlement notice regarding common area defects	Sections 4525(a)(6), (7), and 6100		
Preliminary list of defects	Sections 4525(a)(6), 6000, and 6100		
Notice(s) of violation	Sections 5855 and 4525(a)(5)		
Required statement of fees	Section 4525	280.00	
Minutes of regular board meetings conducted over the previous 12 months, if requested	Section 4525(a)(10)	60.00	

* The information provided by this form may not include all fees that may be imposed before the close of escrow. Additional fees that are not related to the requirements of Section 4525 shall be charged separately.