

MAY 2018

ROSETTA HILLS

www.rosettahillshoa.org

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

MUM, I JUST WANTED TO SAY
CONGRATULATIONS
...I TURNED OUT
PERFECTLY

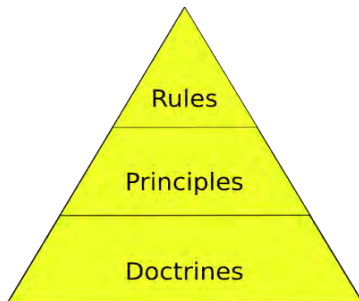


CALLING ALL CANDIDATES

Included with this newsletter is a candidacy statement for the upcoming September 2018 election for the Board of Directors. If you are interested in having your name added to the ballot, please submit a candidacy statement.

RULES

ASSOCIATION RULES & HOW WE ALL BENEFIT!



Many people want as few rules as possible, but the fact is that rules help create order out of chaos, they provide for protection of others and for the good of the group.

Rules can be changed. If you do not like an association rule, then bring it to the attention of the Board. In the meantime, you owe it to all the residents to obey the rules.

Local government also has rules that apply to you. Usually, local government restricts the number of people that can occupy your home. Zoning requirements may limit your ability to use your home as a place of business.

Your home may be your castle but the association is the king of laws. Whether the rule was made by your association or local government, it is there for a purpose. Give each rule the benefit of the doubt.

Understand the reason for rules governing the close living environment of a community association.

BOARD OF DIRECTORS:

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

NEXT BOARD MEETING:

Monday, May 14, 2018
Earl Warren Elementary MPR
41221 Rosetta Canyon Dr.
Lake Elsinore, CA 92532
Time: 7:00 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 Closed in
Observance Memorial Day -
Monday, May 28th**



May 13, 2018 Mothers Day

Please call 9-1-1 for life-threatening emergencies.

Trash Collection Day: Tuesday

Trash cans should be put away Tuesday night after trash is picked up and need to be stored out of view of the common area.

**Keystone Pacific After Hours Contact
Information:** For after-hours maintenance
issues, please call 949-833-2600 to be
connected with the emergency service line.



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>.

Governing Documents and the Honor System

So, you live in a common interest development. You've got your association's By-laws, CC&Rs and Rules and Regulations to contend with? What do you do about it?

You may be surprised. Many association homeowners really do read through the documents and know what they are supposed to do or not do. Others merely go along with the flow, taking hints from their neighbor's actions (which is okay - if the neighbor is right!) until they get a notice of noncompliance.

Generally, an association within a common interest development is legally obligated to perform three basic functions: to collect assessments; to maintain the common area; and, to enforce the governing documents.

If you receive a letter indicating you may be in violation, it is the association's attempt to do their job as prescribed in the CC&Rs, and uphold the governing documents that you accepted when you purchased the property. While you may perceive the letter as singling you out, that is not the intention of the board or management company.

Occasionally, non-compliance issues are brought to management's attention by neighboring property owners. What should the board or management do, once they are told or become aware of a violation? The association is obligated to treat all like violations in a similar manner. This prevents misunderstandings and confusion and allows the board to perform its job as efficiently as possible.

The main thing to remember is that an association, its board of directors and management are not here to police the community. The association serves the limited functions listed above and relies on the honor system, with periodic community drive-through inspections. With a little help and understanding from all owners, the community can work together to maintain the integrity of each individual property and continuity of the community at large.

**APPLICATION FOR CANDIDACY
FOR THE BOARD OF DIRECTORS**

Dear Homeowner:

The Annual Election will be held in September 2018. If you are interested in serving on the Board, please complete this application and return it to KEYSTONE PACIFIC PROPERTY MANAGEMENT, LLC at the office address displayed below by **5:00 PM on Lwpg'52.'4238**.

Please type in the information requested below.

NAME: _____

(Please note: Be sure to complete and return verification information on page 2 of this application)

**Candidacy statement needs to be kept to one page.*

WHY WOULD YOU LIKE TO SERVE AS A BOARD MEMBER?

WHAT IS YOUR BACKGROUND?

WHAT IS YOUR VISION FOR THE COMMUNITY?

WHAT WOULD YOU LIKE TO ACCOMPLISH DURING YOUR TERM OF OFFICE?

(Per Civil Code, this form will be sent with the election materials, as submitted)

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**APPLICATION FOR CANDIDACY
FOR THE BOARD OF DIRECTORS**

HOMEOWNER VERIFICATION INFORMATION

NAME: _____

ADDRESS: _____

WORK PHONE NUMBER: _____

HOME PHONE NUMBER: _____

CELL PHONE NUMBER: _____

E-MAIL ADDRESS: _____