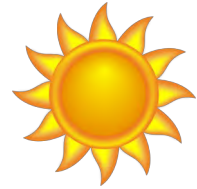


AUGUST 2018



# 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, pool use hours, 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**

- Front Lawn Maintenance
- Making exterior improvement WITHOUT prior written approval of the Architectural Committee.
- Parking (Not utilizing proper areas for parking).

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:** Open  
**Member-at-Large:** Frank Morales

**NEXT BOARD MEETING:**  
**Monday, September 10, 2018**  
**Earl Warren Elementary MPR**  
**41221 Rosetta Canyon Dr.**  
**Lake Elsinore, CA 92532**  
**Time: 6:00 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:**

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

### **COMMON AREA ISSUES**

**Kiara Caballero**  
Phone: 951-491-7363  
kcaballero@keystonepacific.com

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



- 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.
- Next Board Meeting:  
Monday September 10, 2018- at 7:00PM

### PAYMENT UPDATE:

Effective immediately, your account number and where to send your assessment payment has changed. To avoid any delays in processing your assessment payments, please update your records.

Your new 10 digit account number can be found in your billing statement. The new payment address will be:

**File 1958, 1801 W. Olympic Blvd.  
Pasadena, CA 91199-1958.**

If you have any questions or concerns, please call 949-833-2600.

### DON'T FORGET TO OBTAIN APPROVAL FIRST!



Our governing documents require that the Association approve all proposed architectural changes before any work is started. The importance of this requirement cannot be overstated when you consider the reason for such a restriction.

Membership in a community association requires compliance to pre-existing conditions and regulations. One of the biggest advantages of these conditions is the protection of our property values. The value of your home is directly related to the condition, appearances and aesthetics of our community as a whole. By regulating the kind and types of architectural changes that can be done, our Association is better able to maintain our property values. Getting our Association to approve all proposed architectural changes is not just a good idea to protect your investment, *it is a requirement!*

If you have any questions, please do not hesitate to contact our Association Manager.

### TIPS FOR CREATING A SAFER COMMUNITY

Often times the safest neighborhoods can become victims of crimes. Keeping informed of the potential hazards and watchful eye in the community can make a huge impact on keeping your neighborhood safe.

- Get to know your neighbors. This not only helps to foster a healthy community spirit, but it also helps to protect the neighborhood. Know who belongs and who doesn't.
- Look out for each other. If you know that your neighbor is on vacation or works during the day and see suspicious activity....Call the Police!
- Document what you see! Take a picture, write down the make and model of vehicles and descriptions of individuals.
- Never confront anyone. When in doubt, call the police.
- Protect your valuables. Do not leave electronics or other valuables in your vehicle. If you do, not in plain sight. Lock your car and home. Keep your garage door closed.
- Going on vacation for an extended period of time? Have your mail held at the post office and stop newspaper delivery to your home.
- Having a package delivered? Require a signature or have it delivered to your office or a neighbor that is home during the day.
- Shred documents prior to putting them in the trash/recyclables.

