

September 2020

# ROSETTA HILLS

rosettahillshoa.org



## PROPERTY MAINTENANCE

The purpose of rules regarding property maintenance is to help the Association set a standard for how properties should be maintained. This helps keep up property values which benefits all homeowners.

With this said, the Association would like to point out some of the common maintenance items that homeowners may receive a letter for:

- **Weeds in the planters, driveway cracks or turf.** Keep in mind that if you turn down your irrigation on your lawn to conserve water, you may find that weeds still grow. Weeds require far less water than turf and as your turf turns brown, the tall, green weeds tend to stand out. We recommend monitoring your turf and spraying and pulling weeds as necessary.
- **Landscape Maintenance.** We understand that water conservation is important. However, dead grass and dirt yards are not attractive. If your goal is to cut back on irrigation, there are many alternative drought tolerant landscaping options.
- **Trees.** Interestingly enough, we have a lot of mature trees in the community that have thrived. However, some of these trees are hanging a little too low over the sidewalk or hanging over your neighbors yard and are ready to be pruned. If you have a tree that is less than 8 feet above the sidewalk, or hanging over your neighbors property please make arrangements to have it trimmed.
- **Trash cans should be taken in after trash day and stored behind your gate.** This is pretty self explanatory. Please find a spot to store your trash cans behind your gate and bring them in the night of trash pick up.

*We appreciate your efforts to maintain your property and abide by community's maintenance standards!*



### BOARD OF DIRECTORS:

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

### NEXT MEETING DATE:

**September 29, 2020**

Location: TBD

@ 6:00 p.m.

*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  
**Emergency After Hours:**  
**(949) 833.2600**  
Fax: (951) 346-4129  
[gprivitt@keystonepacific.com](mailto:gprivitt@keystonepacific.com)

#### COMMON AREA ISSUES:

Danica Petroff  
Phone: (951) 491-7363  
[dpetroff@keystonepacific.com](mailto:dpetroff@keystonepacific.com)

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

Phone: (949) 833-2600  
[customercare@keystonepacific.com](mailto:customercare@keystonepacific.com)

#### ARCHITECTURAL DESK:

Phone: (949) 838-3239  
[architectural@keystonepacific.com](mailto:architectural@keystonepacific.com)

#### INSURANCE BROKER:

LaBarre/Oksnee Insurance  
Keith Hatch  
(800) 698-0711

Managed by Keystone  
41593 Winchester Road, Suite 113  
Temecula, CA 92590

## September 2020 REMINDERS

- Keystone is Closed in Observance of Labor Day Monday, September 7, 2020.
- 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.
- September 29, 2020 - Board Meeting at 6:00 P.M.  
Location: Teleconference Contact management the week of the July for access information to the meeting.

### 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 949-833-2600 or send an e-mail to [ach@keystonepacific.com](mailto:ach@keystonepacific.com) to request an ACH application.



### COMMUNITY REMINDERS

- No unsightly articles shall be permitted to remain on any portion of a residence so as to be visible from any other portion of the Community.
- Weeds, rubbish, debris, unsightly material or objects and trash may not be kept upon the Properties or on any public or private street visible from the Properties. Trash may be kept in individual and sanitary containers in rear yards located on an individual lot in the residential area or otherwise at curbside areas. Trash containers can be set out for a reasonable period of time (set out no earlier than 5:00 p.m. on the day before scheduled trash collection times, and brought in no later than midnight the day of pick up). **THEY ALSO NEED TO BE STORED BEHIND THE GATE OR IN YOUR GARAGE. YOU WILL BE IN VIOLATION IF THEY ARE VISIBLE FROM THE STREET.**
- Just a friendly reminder to watch your speed while driving throughout the community. Please help keep the community safe!!!



### KPPM CONNECTION

The KPPM Connection is an online tool that offers enhanced homeowner services. Using the online portal, you can:

- Make Online Payments
- View Statements / Billing Inserts
- Print Account History Reports
- Enhanced Notification Features
- Sign-up / Register for E-Blasts



Using your smartphone, please scan the QR code to the right or visit [www.kppmconnection.com](http://www.kppmconnection.com). Please log in using your account online email address and password. If you have not registered, please have your billing statement available to enter in the required information. If you need assistance, please contact Customer Care at (949) 833-2600 or [customercare@keystonepacific.com](mailto:customercare@keystonepacific.com).