

MAY 2021

ROSETTA HILLS

rosettahillshoa.org



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

- ◆ Making exterior improvement WITHOUT prior written approval of the Architectural Committee.
- ◆ Trash cans stored in the common area.
- ◆ Lawn maintenance (bare dirt area's, weeds)
- ◆ Parking (Not utilizing the garage for parking, trailers parked in the community)

The Board is responsible to enforce the CC&R's and Rules.
You can make a difference— Thank you!

BOARD OF DIRECTORS:

President: Kyle Lundy
Vice-President: Abigail Lundy
Secretary/Treasurer: Justin Shekoski
Member-at-Large: Open

NEXT MEETING DATE:

May 25, 2021
Location: Conference Call
@ 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

COMMON AREA ISSUES:

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

BILLING QUESTIONS/ ADDRESS CHANGES/ WEBSITE LOGIN:

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

ARCHITECTURAL DESK:

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

INSURANCE BROKER:

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

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

MAY 2021 REMINDERS

Keystone Pacific will be closed in Observance of Memorial Day on Monday, May 31, 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.

Next Board Meeting - May 25, 2021

HOMEOWNER ASSESSMENTS
The payment address for assessments is :

Rosetta Hills
PO BOX 513380
Los Angeles, CA 90051-3380

SIGN UP FOR COMMUNITY E-NEWS

Sign up to receive news and updates pertaining to our community association via email. To sign up, please register from the "Account Notifications" page once you have logged into The KPPM Connection at www.kppmconnection.com.

ACCOUNT ONLINE PAYMENT FEATURE

You may make one-time ACH payments through www.kppmconnection.com. In addition, Keystone Pacific is excited to introduce recurring online ACH payments. Please visit www.kppmconnection.com to access your online payment account. You may still access your account using your current email address and password. If you have not registered for The KPPM Connection, please have your new account number readily available.

A Mother...

When you're a child she walks before you,
To set an example.

When you're a teenager she walks behind you,
To be there should you need her.

When you're an adult she walks beside you
So that as two friends you can enjoy life together.



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.
- Trash Bins are to be stored out of view, behind your side gate or in the enclosed garage. They are not to be stored in any location that they can be viewed from the public.
- Check your irrigation systems to make sure your sprinklers are in working order. Maintain lawns with regular maintenance of mowing, edging and watering. Reseed bare areas of your lawn.
- Please submit an Architectural application for any changes to your landscape or home.
- Please remember to utilize your garage to park vehicles before you park in the driveway.
- Clean the oil stains in the driveway.
- No Commercial vehicles are permitted in the Community.



BOARD MEMBER VACANCY



Rosetta Hills currently has two open vacancies on the Board of Directors. Should you have any interest in being a part of the Board of Directors or know someone who might be, please contact Management at gprivitt@keystonepacific.com. Interviews for candidates will be conducted as required.

BEWARE OF SNAKES!

The warmer weather and time of year awaken snake activity, 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.

