

JUNE 2021

# ROSETTA HILLS

rosettahillshoa.org



## TRASH CAN RULE ENFORCEMENT

Many HOA communities, including Trieste, have restrictions regarding the placement of trash bins and the timing of which they are allowed to be out. Homeowners often feel that this type of violation is petty and unimportant. Many don't understand why their documents restrict the location, or time in which their receptacle can be out for pick-up. The most common language seen in HOA documents usually states that the receptacles "cannot be in public view," In order to comply with this regulation, many homeowners place their trash cans in their garage or behind their fence gate. This way they are completely hidden and out of the way.

Believe it or not, there are several good reasons for having these restrictions. Below are the reasons that developers and lawyers involved in the initial community setup include trash bin restrictions.

**Aesthetics** – No one likes looking at trash cans up and down a street. Trash and recycle cans are not the most attractive things in the world. They are big, bulky, and usually an unattractive color, like bright green or mud brown. Many HOA's are located in suburban areas of major cities. Most are trying to achieve a very specific, clean, attractive look and get away from the look of a downtown city street.

**Identity theft** – Your trash can be a target for new age thieves. Identity theft has been a reality for millions of Americans and the number of reported cases continues to be on the rise. Thieves have been known to rummage through the trash of homeowners searching for anything they can use to their advantage. Many people would like to think they don't just throw this kind of information away, but you'd be surprised. If a thief cannot spot your trash, they have nothing to rummage through.

**Animal control** – Keeping trash bins out can be an invitation for pests. Every family loves their cats and dogs. However, no one enjoys when wild animals make a mess when rummaging for food in the trash. This can make for some unpleasant encounters with a mother raccoon trying to gather food for babies, or a skunk trying to finish off the chicken wings from last week.



Although homeowners may get frustrated at times with the rules and regulations, please understand that they are in place for the greater good. Restrictions concerning HOA trash can and recycle receptacles are no different. They are in place to help protect the community and its homeowners. Cooperation in following the CC&Rs helps your HOA manager accomplish their goal of having a well rounded, safe, clean community that maintains its property values.

### BOARD OF DIRECTORS:

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

### NEXT MEETING DATE:

**July 20, 2021**  
Location: Conference Call  
Time TBD

*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:**

Stephanie Biggs  
Phone: (951) 375-3445  
**Emergency After Hours:**  
**(949) 833.2600**  
Fax: (951) 346-4129  
[sbiggs@keystonepacific.com](mailto:sbiggs@keystonepacific.com)

#### **COMMON AREA ISSUES:**

Ariane Benson  
Phone: (951) 382-0996  
[abenson@keystonepacific.com](mailto:abenson@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

**JUNE 2021 REMINDERS**

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 - July 20, 2021

**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](http://www.kppmconnection.com).

**ACCOUNT ONLINE PAYMENT FEATURE**

You may make one-time ACH payments through [www.kppmconnection.com](http://www.kppmconnection.com). In addition, Keystone Pacific is excited to introduce recurring online ACH payments. Please visit [www.kppmconnection.com](http://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.

**REFRESHING YOUR HOME:**

The weather is warming up, and the time is ripe to begin thinking about starting those improvements you were dreaming up in the cold season. Although it is tempting to start work right away, don't forget that you must submit an Architectural Application before beginning any new work. Failure to do so will result in a demand to Cease and Desist and may cause delays and fines from the Association or your contractor while your work is evaluated for compliance with the Design Guidelines. Avoid this headache by submitting first and submitting early, as it may take up to 30 days for your application to be processed. Just performing a refresh without making changes? Take a look at the community website to locate your pre-approved paint colors, Architectural Guidelines, and more useful resources.

**LETTERS FROM THE ASSOCIATION:**

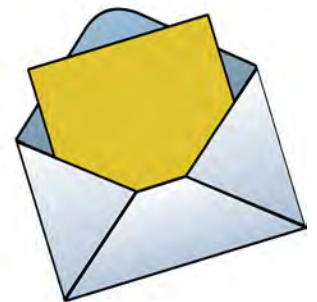
Management will conduct bi-weekly property inspections, and while onsite we will generate letters to homeowners for violations we notice. These letters may require you to repaint areas on your property or correct a CC&R violation. Here are some helpful tips in dealing with these friendly reminders.

Don't get upset. No one likes to receive 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 mow your lawn weekly. 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 email your Manager to discuss.

**HOMEOWNER ASSESSMENTS**  
The payment address for assessments is:  
Rosetta Hills  
PO BOX 513380  
Los Angeles, CA 90051-3380



# APPLICATION FOR CANDIDACY FOR THE BOARD OF DIRECTORS

Dear Homeowner:

The Annual Election will be held in . If you are interested in serving on the Board, please complete this application and return it to **KEYSTONE** by 5:00 PM on . For specific candidate qualifications, please contact Management for a copy of your community's Election Rules.

**Members are encouraged to confirm their personal contact information by the deadline set forth for submitting nominations to ensure that Members have an opportunity to review their personal information at least thirty (30) days before ballots are mailed.**

NAME: \_\_\_\_\_

(Note: Be sure to complete and return verification information on page 2 of this application)  
Candidacy statement needs to be kept to one page. Please type in the information requested below.

WHY WOULD YOU LIKE TO SERVE AS A BOARD MEMBER?

WHAT IS YOUR BACKGROUND?

WHAT IS YOUR VISION FOR THE COMMUNITY AND WHAT WOULD YOU LIKE TO ACCOMPLISH DURING YOUR TERM OF OFFICE?

**PLEASE NOTE: PER CALIFORNIA CIVIL CODE SECTION 5105(a), A COPY OF THIS FORM MAY BE INCLUDED WITH THE OFFICIAL BALLOT. THE CANDIDATE/MEMBER IS SOLELY RESPONSIBLE FOR THE CONTENT OF THIS COMMUNICATION. THE ASSOCIATION DOES NOT EDIT OR REDACT ANY CONTENT**

# APPLICATION FOR CANDIDACY FOR THE BOARD OF DIRECTORS

## HOMEOWNER VERIFICATION INFORMATION

ADDRESS: \_\_\_\_\_

WORK PHONE NUMBER: \_\_\_\_\_

HOME PHONE NUMBER: \_\_\_\_\_

CELL PHONE NUMBER: \_\_\_\_\_

E-MAIL ADDRESS: \_\_\_\_\_

I, \_\_\_\_\_, hereby certify that the information above is true and correct and that I have not been convicted of a crime which, if elected, would either prevent the Association from purchasing fidelity bond coverage required by California Civil Code section 5806 or terminate the Association's existing fidelity bond coverage.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

To request an electronic copy of the Candidacy Application, please contact [reconnect@keystonepacific.com](mailto:reconnect@keystonepacific.com).

Completed Candidacy Applications must be submitted to [reconnect@keystonepacific.com](mailto:reconnect@keystonepacific.com) or to the following address before the deadline: