

JULY 2021

ROSETTA HILLS

rosettahillshoa.org



WHY WE HAVE A DESIGN REVIEW PROCESS

Like many community associations, we have a set of written design review standards and processes. Some homeowners mistakenly believe these standards restrict their freedom of individual expression; actually they provide a framework within which each homeowner can express individual tastes and preferences. The standards have been carefully developed to reflect a balance between individual rights and the good of the entire association—that is, property values.

OK, but why are do we need processes and guidelines to maintain architectural standards?

Perhaps most importantly, we need a basis for treating all homeowners fairly and reasonably. Written guidelines allow you and the design review committee to work from the same criteria.

Sometimes architectural requirements can be complex. The guidelines show you exactly what is required, and helps you design improvements that comply with the community's standards.

And then there's the application and approval part of the process. The review committee members assure you they want the paper work to be as simple as possible for everyone. The guidelines take the guesswork out of your application and their decision making.



In fact, they not only provide criteria for the current committee to make appropriate decisions, but for successive committee members to make consistent decisions in the future. Without the criteria in the guidelines, the application approved today may result in construction deemed unacceptable by new committee members upon completion.

One last purpose of the guidelines is to clarify the association's authority in this area. State statutes and our governing documents give the association a legal right to enact and enforce design review standards. The guidelines spell this out so everyone understands they must comply even if they don't agree.

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

COMMON AREA ISSUES:

Ariane Benson
Phone: (951) 382-0996
abenson@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

JULY 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

Keystone Pacific will be closed in observation of Independence Day on July 5, 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.

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.

SUMMER LAWN CARE

Summer heat can take a toll on turf, especially when your lawn care program falls short. If you mow too low, water too much or too little, or ignore early signs of pests, your grass could quickly become lackluster or even completely die in small or large patches. Keep your lawn looking its best all summer long by mastering these summer care tips.

Mow at the right height In summer, adjust your mower height to leave grass taller. Taller grass shades soil, which reduces water evaporation, leads to deeper roots and prevents weed seeds from germinating. Ideal mowing height varies with grass type. Time mowings so you're never removing more than one-third of the leaf surface at a time.

Water properly For the healthiest grass, water your lawn deeply and infrequently. Elsinore Valley Municipal Water District recommends watering early in the morning, four times a week for 15 minutes at a time.

Clean up after your pooch The family dog can cause dead spots on a lawn. If you see dying grass due to your dog's urination, flush the area with water to dilute the urine in soil. The best solution is to create a mulched or pebbled area and train your dog to use that area for bathroom breaks. Also, keep waste picked up and dispose of it properly.

Sharpen your mower blade A dull mower blade tears grass, creating ragged, brown edges that provide an opening for disease organisms. Sharpen your mower blade regularly. The rule of thumb is that a sharp blade lasts for 10 hours of mowing. Consider purchasing a second blade so you'll always have a sharp blade at the ready.

Tackle weeds Apply weed control, such as 5 In 1 Weed & Feed, 3-In-1 Weed & Feed for Southern Lawns or Season Long Weed Control for Lawns to help control weeds. Always read and follow label instructions. Do not apply a pre-emergent herbicide in fall if you plan to seed or overseed.

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.

Completed Candidacy Applications must be submitted to reconnect@keystonepacific.com or to the following address before the deadline: