

SEPTEMBER 2021

ROSETTA HILLS

rosettahillshoa.org



UNDERSTANDING THE VIOLATION PROCESS

The staff you see occasionally walking around the community with clipboards or tablets, are the association's covenants enforcement officers. They're inspecting the property to ensure that everything is working properly, that conditions are safe, and that nothing is reducing property values or your quality of life in our community.

In short, they're making sure policies and rules are being followed—from pet behavior, parking and unkempt lawns to improper exterior modifications and more. They field complaints from fellow homeowners and, if necessary, remind you (or your neighbor) when a rule has been overlooked.

The officers report their findings to the association board with photos and notes. Most violations are easily resolved with a Courtesy Notice. If not, the next step is a formal First Notice, then hearing before the board—we want to hear your side of the story. Those who continue to ignore rules may be fined, or worse. The most serious cases may end up in court, though we try very hard never to get to that point.



The association's covenants enforcement officers perform a vital function; please treat them with courtesy and respect. If you have any questions about the rules, the officers should be able to explain them. The association manager and board members also are happy to listen and respond to your concerns.



When you purchased your home in our common-interest community, you became contractually bound to abide by the covenants that protect the association. Please review them and ensure you are in compliance. You can find them on our website RosettaHillsHOA.org.

COMMUNITY GARAGE SALE

The Rosetta Hills Homeowners Association invites you to participate our upcoming community garage sale hosted by Mike Quiroga (See back for details).

BOARD OF DIRECTORS:

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

NEXT MEETING DATE:

September 21, 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
sbiggs@keystonepacific.com
Fax: (951) 346-4129

Emergency After Hours:
(949) 833.2600

COMMON AREA ISSUES:

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

BILLING QUESTIONS/ ADDRESS CHANGES/ WEBSITE LOGIN:

Phone: (949) 833-2600
customecare@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

SEPTEMBER 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 - September 21, 2021

RENTING OUT YOUR HOUSE?

While Owners in the Rosetta Hills community are permitted to rent out their house, the Board would like to remind Owners that they are ultimately responsible for the actions of their tenants. Section 2.5 of the Association's CC&Rs requires that any lease or rental agreement provide (1) that the lease is subject to the Association's governing documents and (2) that a failure to comply with these documents is considered a default under the lease. If a tenant violates the Association's rules, the landlord is ultimately responsible for the violation including any fines imposed by the Board at a hearing. In light of this, the Board would like to encourage landlords to include in their lease agreement, that the landlord has the right to charge their tenant for any monetary fines imposed for violations by the tenant. Finally, all leases must be for a period of 30 days or more – Airbnb or similar rentals are not allowed. Please contact management with any questions.

SELLING OR REFINANCING YOUR HOME?

Selling, or refinancing your home? Keystone utilizes HomeWiseDocs.com, the generation in document and data delivery for refinancing for a home loan, resale packages, resale demands, lender questionnaires and association documents. Provide this information to your agent or loan refinancing officer:

HomeWiseDocs.com provides reliable, around-the-clock online access to all governing documents and critical project data for lenders, closing agents, real estate professionals, and homeowners from Keystone's managed communities.

Online Chat at www.homewisedocs.com

Help Desk: 866.925.5004 x 1

e-mail: info@homewisedocs.com

Log on to www.homewisedocs.com and select the Sign-Up link to register.

- Order by address or association name
- Email and SMS text completion notices for users
- Track orders online with confirmation
- Much more!

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.

Rosetta Hills **Oct 23rd, 2021**

Community Garage Sale

Hosted By Mike Quiroga

Call or Text to Register

951-775-1497

MQRealEstateBroker007@Yahoo.com

BALLOON
BROKERAGE
DRE #01993730

