

FEBRUARY 2022

ROSETTA HILLS



rosettahillshoa.org

STREET SWEEPING AND PARKING

Parking violations have been on the rise recently, especially on street sweeping days. On these days it has been noted that homeowners are turning to parking on their lawns to avoid being ticketed. Please note that parking on the lawn is not acceptable for any length of time. Instead, according to the CC&Rs, homeowners must park in their garages and driveways.

Garages should be clear and ready to accommodate up to the number of vehicles that the homeowner has. Garages should not be used to store any goods or materials therein, nor use any portion of the garage for a workshop or other use to prevent a resident from parking the number of intended vehicles. Additionally, all garage doors shall remain closed at all times, except as reasonably required for entry to and exit from the garage.



If the homeowner has more vehicles than the garage can accommodate they must be parked on the driveway. Homeowners that have more vehicles than their garage and driveway can accommodate must store their additional vehicles off the Rosetta Hills property. Inappropriately parked vehicles will be considered in violation of CC&Rs and may be subject to a fine according to the fine schedule.

BOARD OF DIRECTORS:

Lymari Salazar
Stephen Foss
Raymond Valdez

NEXT MEETING DATE:

DATE March 22, 2022

Location: Conference Call
Time 5:00 PM

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:

Lily Roman
(951) 395-1477
lroman@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

February 2022 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 - March 22, 2022

Keystone Pacific will be closed in observation of President's Day on February 21st.

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.

WHAT IS AN AUDIT?

An audit is a complete study of the financial statements of the organization or, in this case, the HOA. Just about every business does an annual audit of its financial statements to comply with various requirements. Audits are complete, objective, and impartial evaluations of the organization's finances.

Financial audits can also be done internally. These internal audits are extremely useful for improving internal HOA financial management. Thus, they are usually given directly to the board of directors for review.



The health of your association's finances is the health of your HOA as a whole. Financial problems will thoroughly cripple an HOA board's capability to maintain and improve property values. Thus, in order to keep the HOA properties and assets in good order, it is essential for the HOA board to understand its current financial position. There are many tools available that can help the board get a picture of its finances. The homeowner association audit is one such important tool.

While financial reports and regular financial reviews are also highly useful tools, the HOA audit is more than just a report. It's also an authoritative document as well. With an audit, the board can support a declaration of its finances. With a comprehensive HOA audit, the board is getting more than just a complete overview of its current finances. It is also providing prospective home buyers a supporting document that will help lenders come to a decision. Home resale disclosures will also provide an HOA audit as a document as well. Not only are your audits helping residents move in, but they are also helping owners sell their homes as well.