

JUNE 2020

# TIERRA SHORES

WWW.TIERRASHORESHOA.COM



## PAINTING FAQ'S:

### 1) What part of my home do you think needs to be painted?

Typically, it is the trim, garage door, front door, and/or decorative shutters. The fading is particularly prominent on south facing homes.

2) **These areas are just a bit dirty, are you sure I need to paint?** Try a good power wash first. If you do this, yet the area still appears to be faded, then yes, you will need to paint.

3) **What vendor do you recommend I call to do the job?** We do not recommend vendors due to liability reasons.

4) **Where can I get the paint color/scheme for my home?** As builder and/or vendor paint schemes tend to change over time, we don't recommend using a paint scheme from years past. We've found that a better option is to utilize a "best match" color to what you have currently.

5) **I'd like to change the color of my trim/garage/door, do I need permission for that?** Yes. Please submit an architectural application.

6) **Can I request an extension? I need more time.** Yes. Please communicate your timeline to avoid additional letters and/or fines to [swashington@keystonepacific.com](mailto:swashington@keystonepacific.com).

You'll be amazed at what a fresh coat of paint will do to give your home a makeover! Thank you in advance for your cooperation.

## PET OWNERS

A quick reminder! All pet owners are responsible for cleaning up any excrement or other unclean, unsanitary conditions caused by their pets in the community. There are numerous doggie stations located in the community with doggie walk bags provided for your convenience. All permissible pets belonging to owners, tenants, lessees or guests must be kept within an enclosed area, or on a leash being held by a person capable of controlling the animal. Also, please remember to keep your dog's barking under control as to not disturb the surrounding neighbors.



## BOARD OF DIRECTORS:

**President:** John Forster

**Vice-President:** Linda VanKirk

**Treasurer:** Doug Kohman

**Secretary:** Aaron Martin

**Member-at-Large:** Olga Watkins

## NEXT BOARD MEETING:

June 24, 2020

The Tierra Shores Clubhouse

29758 Tierra Shores Ln

Menifee, CA 92584

*The final agenda will be posted in bulletin board 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 or at [swashington@keystonepacific.com](mailto:swashington@keystonepacific.com).*

## IMPORTANT NUMBERS:

### ASSOCIATION MANAGER:

**Serina Washington, CMCA, AMS**

Phone: (951) 491.6863

**Emergency After Hours: (949) 833.2600**

Fax: (951) 346.4129

[swashington@keystonepacific.com](mailto:swashington@keystonepacific.com)

### ON-SITE COMMUNITY MANAGER

**Annette Chavez, CCAM**

Phone: (951) 301.6614

[achavez@keystonepacific.com](mailto:achavez@keystonepacific.com)

### BILLING QUESTIONS/ ADDRESS

### CHANGES/ WEBSITE LOGIN:

Phone: (949) 833.2600

[customer-care@keystonepacific.com](mailto:customer-care@keystonepacific.com)

### ARCHITECTURAL DESK:

Phone: (949) 838.3239

[architectural@keystonepacific.com](mailto:architectural@keystonepacific.com)

### INSURANCE BROKER:

LaBarre/Oksnee Insurance KH/ 30

Enterprise #180 Aliso Viejo, CA 92656

800-698-0711



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



## JUNE 2020 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 - Thursdays  
Please remove trash cans from the common areas after this day.
- Board Meeting - June 24, 2020
- Sign up for the ACH program! Save time and money and never miss a payment again. Sign up to have your assessment payments automatically debited from your checking or savings account. Please call Customer Care at 949 833.2600 or send an e-mail to [ach@keystonepacific.com](mailto:ach@keystonepacific.com) to request an ACH application.

### Annual Election

The annual election is scheduled for September 2020. If you are interested in joining the Board of Directors, please submit the enclosed candidacy statement.



### We All Contribute To Community Safety

Because we live within a community association, the potential to solve the kinds of problems that plague individual homeowners is very good. Take community safety for instance. An individual homeowner can do very little to deter a burglary other than hire an outside security company to install an alarm which will notify the authorities *after* the break-in has occurred. More often than not, there is no way to communicate with their neighbors about security issues, there are no Neighborhood Watch Programs and the community is lacking in any enforceable rules and regulations that prohibit unauthorized parking and/or guests. All of which effectively deter residential burglary and crime. As residents of a community association, you are given the opportunity to communicate with your neighbors (this newsletter is a good example), form a Neighborhood Watch Program, and benefit from community rules that our Board of Directors ensures are enforced. The only thing that keeps us from taking control of our community and eliminating vandalism, burglary and other community-based crime is 100% participation by all of the members of our community. If we all kept an eye out on our neighbors house while they are away, reported suspicious activity and/or persons, and complied with our rules & regulations, then we would virtually eliminate the causes of neighborhood crime. It can be easy to complain about the restrictions and lack of personal freedoms that living within a community association entails. Instead, we should be focusing on *how* we can use our association to help improve the quality of our lives. Let's start focusing on the positives...and working together to preserve community safety. It is a great place to start!

### EXTERIOR CHANGES/IMPROVEMENTS

Tis' the season for home improvements... painting, patio covers and landscaping changes. As a reminder, prior to commencing with alterations or improvements, please be sure to obtain architectural approval. For more information about how to obtain architectural approval, please contact management, you can also obtain a copy of the architectural application from the website or in the welcome packet you received when you purchased your home.



# 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: