

August 2020



# TIERRA SHORES HOMEOWNERS

[www.tierrashoreshoa.com](http://www.tierrashoreshoa.com)

## COMMUNITY LIVING *Membership Means Organization*

**Rules & Regulations**—Your Community Association is a non-profit corporation registered with the State of California. As such, it is managed by a Board of Directors who oversee the maintenance and operation of all common areas and facilities. The Board is responsible for governing the Association in accordance with the CC&R's, Bylaws, and the Articles of Incorporation.

**What are the CC&R's?** - Basically, the Covenants, Conditions, and Restrictions (CC&R's) are the legal documents that determine the guidelines for the operation of your community as a non-profit corporation. These guidelines are included in the title to your property and cannot be changed without proper action by the Board or by a vote of the Community Association Members. All homeowners must comply with the CC&R's. Failure to do so may result in fines.

**What are Bylaws?** - The Bylaws are the guidelines for the actual operation of your Community Association. The Bylaws define the duties of the various offices of the Board, terms of the Directors, the members' voting rights, required meetings, and other items necessary to run the Association as a corporation.

**Are There Other Rules?** - From time to time, rules will be adopted by the Board. These rules are meant to protect the living environment of your community, and may involve guidelines regarding parking and vehicles, pets, pool use hours, etc. Since the common areas are owned and maintained by the association, any intended changes or modifications must meet the approval of the Board.

## *Membership Means Cooperation*

**Assessments**—Maintaining and operating your common areas and facilities requires funds. These funds are collected from you in the form of assessments levied against your home. In addition, these monies provide for a reserve fund to offset future capital expenses. Your monthly assessment is due on the first day of the calendar month following your escrow closing and every month after.

**What If You Don't Pay Your Assessments?** - Payments received after the first of the month are subject to a late charge. Billing is a courtesy, not a requirement, failure to receive a statement does not negate legal responsibility to pay assessments. Unfortunately, non-payment can lead to legal proceedings.

## *Membership Means Participation*

**Making Your Community Work**—Since your Community Association is a corporation by law, the Board of Directors is required to oversee its business.

## **Most Frequent Rules Violations**

- ◆ Front Lawn Maintenance
- ◆ Making exterior improvement WITHOUT prior written approval of the Architectural Committee
- ◆ Trash cans stored in the common area

The Board is responsible to enforce the CC&R's and Rules.

You can make a difference— Thank you!

## **BOARD OF DIRECTORS:**

**President:** John Forster  
**Vice-President:** Linda VanKirk  
**Treasurer:** Doug Kohman  
**Secretary:** Aaron Martin  
**Member-at-Large:** Olga Watkins

## **Next Board Meeting:**

August 26, 2020 via Zoom

*The final agenda will be posted at the community bulletin board. You may also obtain a copy of the agenda by contacting management at (951) 491-6866.*

## **IMPORTANT NUMBERS:**

### **ASSOCIATION MANAGER:**

Serina Washington  
(951) 491-6863

**Emergency After Hours:**  
**(949) 833-2600**

### **COMMON AREA ISSUES:**

Associate On-Site Manager  
Annette Chavez  
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)



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

# AUGUST 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 - Thursday  
Please remove trash cans from the common areas after this day.
- Board Meeting - August 26, 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 in September 2020. Please remember to submit your ballots once you receive them in the mail. Election material and ballots will be mailed out shortly.

## CHECK OUT THE TIERRA SHORES WEBSITE!!!!

VISIT [www.tierrashoreshoa.com](http://www.tierrashoreshoa.com) to:

- Pay your association bill online
- Submit maintenance requests
- Obtain minutes
- Access your assessment billing account
- Obtain governing documents
- Review the calendar and any coming events.
- Obtain the next meeting's agenda
- Review the latest newsletters

## DOG BARKING/LEASHES!!!

We would like to remind Residents that your pets should be on a leash at all times and the excessive barking under control. There have been reports of dogs running loose and barking at all hours of the day and night, causing a noise nuisance to the surrounding neighbors.

