

FEBRUARY 2021

TIERRA SHORES

www.tierrashoreshoa.com



Professionally Managed by Keystone Pacific Property Management, LLC - 41593 Winchester Road, Suite #113, Temecula, CA 92590

The tradition of giving Valentine's Day flowers dates back to the 17th century.

Giving red roses may be an obvious romantic gesture today, but it wasn't until the late 17th century that giving flowers became a popular custom. In fact, the practice can be traced back to when King Charles II of Sweden learned the "language of flowers" — which pairs different flowers with specific meanings — on a trip to Persia, and subsequently introduced the tradition to Europe. The act of giving flowers then became a popular trend during the Victorian Era — including on Valentine's Day — with red roses symbolizing deep love.



PREPARING FOR THE RAINY SEASON?

- Check your roof and fix leaks before it rains.
- Keep rain gutters and downspouts clear from debris.
- Check patios and slopes to ensure any drainage is moving away from the home and into drains.
- Spray for bugs around the base of your home to keep them from finding shelter from the rain in your home.
- Check the tires on your vehicles to ensure proper tread to keep you safe while driving on wet roads.
- Check your windshield wipers and replace every 6 months.
- Have materials on hand to divert water: Sandbags, concrete edgers and straw-waddle tubing can effectively channel water away from structures to drainage areas.
- Prepare an emergency kit for your home and car: flashlight, batteries, water, snacks, and don't forget about items your pets may need.
- Know how to turn off the water, gas and electricity in your home.
- Be prepared and take action, share what you know with your neighbors.



Your continued cooperation is appreciated!

BOARD OF DIRECTORS:

John Forster — President
Linda VanKirk — Vice President
Doug Kohman — Treasurer
Aaron Martin — Secretary
Andrea Dunson — Member-at-Large

NEXT BOARD MEETING:

FEBRUARY 24, 2021
Held Via Zoom
6:00 P.M.

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:

Karen Thompson, CMCA, AMS
Phone: 949-430-5867
E-mail:
kthompson@keystonepacific.com

On-Site Community Manager:

Annette Chavez, CCAM
Phone: 951-301-6614
E-mail:
achavez@keystonepacific.com

Billing Questions / Address Changes:

Phone: 951-491-6866
customer@keystonepacific.com





The Keystone offices will be closed on Monday, February 15, 2021 in observance of the President's Day holiday.

After Hours Contact Information: For after-hours association emergency maintenance issues, please call 949-833-2600 to be connected with the emergency service line. Please call 9-1-1 for life-threatening emergencies.

Holiday Decorations Reminder...

Please make sure you have removed all decorations. The decorated homes looked so wonderful, thank you to all who decorated this year!



KPPM CONNECTION

The KPPM Connection is an online tool that offers enhanced homeowner services. Using the portal, you can:

- Make Online Payments
- View Statements and Billing Inserts
- Print Account History Reports
- Update Enhanced Notification Features

Using your smartphone, please scan the QR code to the right or visit www.kppmconnection.com.

Please log in using your account online email address and password. If you have not registered, please have your billing statement available to enter in the required information. If you need assistance, please contact Customer Care at

customercare@keystonepacific.com.



COMMUNITY REMINDERS:

- Please dispose of all trash in your receptacles or contact the refuse company to schedule a special pick-up.
- Driveways and side yards are not to be used for storage of goods.
- There is no trespassing or soliciting allowed.
- Lawn maintenance counts! Edge lawns and tree wells for a cleaner look, and ensure all bare dirt areas are covered to prevent erosion as well as for aesthetics.
- Rear yard slopes and side yard slopes must also remain weed free. Residents are encouraged to contact Code Enforcement if your neighbor's yard is a concern.
- If you have a rear yard fire pit, it must be gas burning. Wood and coal burning fireplaces not only cause an odor nuisance to neighbors, but a spark could ignite a fire.
- Don't forget to touch up paint and stain/repair fencing as needed!





**Tierra Shores Homeowners Association
Owner Notice Disclosure (Civil Code section 4041)**

California law requires Owners in a community association to provide the following information to the association on an annual basis. **If the below contact information has changed**, please complete and return this form to Keystone Pacific Property Management, LLC at the address shown below or email the completed form to forms@keystonepacific.com no later than March 31st.

Owners Name _____

Property Address _____

Owner Phone # _____ **Owner Email** _____

***ITEMS 1-6 NEED TO BE COMPLETED. IF NOT APPLICABLE, PLEASE INDICATE N/A**

1. Address or Addresses to which notices from the association are to be delivered:

2. Any alternate or secondary address to which notices from the association are to be delivered:

3. The name and address of your legal representative, if any, including any person with power of attorney or other person who can be contacted in the event of your extended absence from your property:

4. Your property is (please check one): Owner occupied Rented out

If your property is rented out, please provide the following information:

Name of Tenant(s): _____

Phone Number: _____

Email Address: _____

- | | | |
|--|-----|----|
| 5. Is your property developed, but vacant (please check one)?: | Yes | No |
| 6. Is your property undeveloped land? | Yes | No |

Please return this form to:
Tierra Shores Homeowners Association
c/o Keystone Pacific Property Management, LLC
16775 Von Karman Ave, Suite 100, Irvine, CA 92606