

DECEMBER 2021



# THE GROVE MAINTENANCE CORPORATION

www.grovecommunity.org



## HOLIDAY DECORATIONS

For displaying outdoor winter holiday decorations, the acceptable time is from the day after Thanksgiving until January 15. All other holiday decorations visible from the street must be displayed no more than thirty (30) days prior to the day of the holiday, and must be removed within fifteen (15) days after the holiday. All outdoor lighting must have a "UL" or comparable rating and be rated for outdoor use. Homeowner holiday decorations may not be placed in the common area or on Association property.

## SAFETY TIPS:

- Check each set of lights, new or old, for broken or cracked sockets, frayed or bare wires, or loose connections. Discard damaged sets or repair them before using.
- Turn off all lights on trees and other decorations when you go to bed or leave the house. Lights could short and start a fire.
- Advise your immediate neighbors if you will host a party, the hours, and what they can expect.
- Refrain from leaving litter in the common area or street.

## YARD MAINTENANCE

As the weather cools, it's a great time to get outside and work in the yard. Let's all strive to show pride of ownership throughout the community and raise the bar as it pertains to our yards!

## NEWSLETTER ARTICLES

Please feel free to submit any newsletter ideas or articles that you feel would be relevant to your neighbors here at The Grove. To be considered, all entries must be sent to the attention of Stephanie Hale at [shale@keystonepacific.com](mailto:shale@keystonepacific.com) no later than the 5th of each month for inclusion in the following month's newsletter.



### **BOARD OF DIRECTORS:**

**President:** Robert Sandoval  
**Vice President:** Miguel Cabrea  
**Treasurer:** Krystal Lyons

### **NEXT BOARD MEETING: TBD**

*The final agenda will be posted at pool area bulletin board. You may also obtain a copy of the agenda by contacting management at 909-297-2548.*

### **IMPORTANT NUMBERS:**

#### **ASSOCIATION MANAGER:**

**Stephanie Hale**  
Phone: 909-297-2563  
[shale@keystonepacific.com](mailto:shale@keystonepacific.com)

**Emergency After Hours:**  
**909-297-2550**

#### **COMMON AREA ISSUES:**

Clara Pelayo  
[cpelayo@keystonepacific.com](mailto:cpelayo@keystonepacific.com)  
Phone: 909-297-2570

#### **BILLING QUESTIONS/ ADDRESS CHANGES/ WEBSITE LOGIN:**

Phone: 909-297-2550  
[customercare@keystonepacific.com](mailto:customercare@keystonepacific.com)

#### **ARCHITECTURAL DESK:**

Submit Architectural Application to:  
[architectural@keystonepacific.com](mailto:architectural@keystonepacific.com)

#### **INSURANCE BROKER:**

LaBarre Oksnee Insurance  
(949) 588-0711

#### **POOL KEYS:**

Pool keys can be purchased for \$25.00 and gate transmitters can be purchased for \$50.00.

Managed by Keystone  
3155-D Sedona Court, Suite 150  
Ontario, CA 91764

# DECEMBER 2021 REMINDERS

Keystone is Closed in Observance of the Holiday Season -

- \* Christmas Eve - Friday, December 24th
- \* Christmas Day (observed) - Monday, December 27th
- \* New Year's Eve - Friday, December 31st

Street Sweeping Day - 2<sup>nd</sup> Thursday

Trash Pick-Up Day - Mondays

Please remove trash cans from the common areas after this day.

TBD- Board Meeting

## HOMEOWNER PAYMENT ADDRESS

The payment address for assessments:

PO BOX 513380  
Los Angeles, CA 90051-3380

## GOVERNING DOCUMENTS AND THE HONOR SYSTEM

So, you live in a common interest development. You've got your association's By-laws, CC&Rs and Rules and Regulations to contend with? What do you do about it? You may be surprised. Many association homeowners really do read through the documents and know what they are supposed to do or not do. Others merely go along with the flow, taking hints from their neighbor's actions (which is okay - if the neighbor is right!) until they get a notice of non-compliance.

Generally, an association within a common interest development is legally obligated to perform three basic functions: to collect assessments; to maintain the common area, and to enforce the governing documents.

If you receive a letter indicating you may be in violation, it is the association's attempt to do their job as prescribed in the CC&Rs, and uphold the governing documents that you accepted when you purchased the property. While you may perceive the letter as singling you out, that is not the intention of the Board or management company.

Occasionally, non-compliance issues are brought to management's attention by neighboring property owners. What should the Board or Management do, once they are told or become aware of a violation? The association is obligated to treat all like violations in a similar manner. This prevents misunderstandings and confusion and allows the board to perform its job as efficiently as possible.

The main thing to remember is that an association, its board of directors and management are not here to police the community. The association serves the limited functions listed above and relies on the honor system, with periodic community inspections. With a little help and understanding from all owners, the community can work together to maintain the integrity of each individual property and continuity of the community at large.

