

JUNE 2018

MORGAN HEIGHTS

Professionally Managed by Keystone Pacific Property Management, LLC., Temecula, CA 92590



Happy
FATHER'S
DAY

A truly rich man is one whose children run into his arms when his hands are empty.
~*Author Unknown*

TAKING PRIDE IN THE COMMUNITY

A short drive around Murrieta will quickly illustrate the differences in purchasing a home in an HOA vs. purchasing a home that is not part of an HOA. While a majority of homeowners want to maintain their home and protect their assets, what individuals consider the property level of maintenance can differ greatly. The Association helps maintain property values in the community by ensuring that homeowners maintain their properties. When the Association identifies and issue, a compliance notice is sent as a means of communicating that attention is needed.

It's common for homeowners to look at their own property and think, "My yard is not as bad as my neighbors." However, this is really not the standard that is going to benefit the community. The Association would like to encourage homeowners to take pride in the community by doing simple things like spraying weeds, fertilizing plants, regularly mowing the lawn and bringing in the trash cans in after trash pick up. These small things really make a world of difference!

JUNE 6, 2018 ANNUAL ELECTION

WE NEED YOUR VOTE!

The Annual Election is scheduled for June 6, 2018. The purpose of the election will be to elect (2) two members to the Board. Please remember these instructions when voting:

- Fill out Ballot – vote for your choice of directors and on the IRS ruling.
- Place Ballot in the plain white envelope.
- Place plain white envelope in the special brown envelope.
- Write clearly your name and address on the upper left hand corner and then SIGN IT under your address.
- Mail it back to Keystone Pacific – the special brown envelope has been addressed and postage paid.



What is the IRS Revenue Ruling?

The Association is a non-profit organization. To comply with the IRS Revenue Ruling, if the Association has a surplus of funds at the budget year end, the membership needs to vote to apply any excess funds to replacement funds (reserves) or next year's budget to reduce potential tax liabilities.

BOARD OF DIRECTORS:

President - Jessica Vulovic Aviles
Vice President - Mike Russ
Secretary - Rich Cooper
Treasurer - Casey Earle
Member at Large - Marty Stark

NEXT MEETING DATE:

June 13, 2018

Annual Election

June 6, 2018

Location: The Corner Bakery
32435 Temecula Parkway
Temecula, CA 92592

You may obtain a copy of the agenda by contacting management at 951-491-6866

IMPORTANT NUMBERS:

**Keystone Pacific
Property Management**
41593 Winchester Rd., Suite 113
Temecula, CA 92590
Phone: 951-491-6866
Fax: 951-491-6864

Association Manager:

Gina Privitt

Phone: 951-491-6865

Fax: 951-491-6864

E-mail:

gprivitt@keystonepacific.com

Common Area Issues:

Associate

Becky Nguyen

Phone: 951-491-7362

E-mail:

bnguyem@keystonepacific.com

**Billing Questions/
Address Changes:**

Phone: 951-491-6866

Keystone Pacific After Hours Contact Information:
 For after-hours maintenance issues, please call 949-833-2600 to be connected with the emergency service line.

Next Board Meeting:
Date: June 6, 2018
Time: Annual Election 7:00 P.M.
Location: The Corner Bakery
 32435 Temecula Parkway
 Temecula, CA 92592



IMPORTANT NUMBERS

POLICE: 911 or 800-950-2444 (Option #5 for non-emergency calls - 24 hours).

TEMECULA PARKING CODE ENFORCEMENT: 951-776-1099

ELECTRIC: SCE-800-655-4555

GAS: So Cal Gas Company 1-800-427-2200

FIRE: Temecula Fire Department, Station 84 30650 Pauba Road, Temecula, CA (951) 693-0683

WATER: Rancho California Water District - 951-296-6930 or email: www.ranchowater.com

REFUSE: Trash Day is Wednesdays Homeowner responsibility - Community Trash, CC&R Inc., P.O. Box 206, Stanton, CA 90680. Phone: 800-755-8112. No trash service on Memorial, 4th of July, Labor Day, Thanksgiving, Christmas, New Years, trash pick-up will be the next day.

CITY OF TEMECULA: 951-694-6444, 41000 Main Street, Temecula, CA 92590

**PLEASE NOTE THE ABOVE REFERENCED MEETING DATE IS BASED ON THE CURRENT MEETING ROTATION AND MEETINGS ARE SUBJECT TO CHANGE DUE TO LOCATION AVAILABILITY, BOARD ATTENDANCE AND QOURUM, ETC. TO CONFORM TO CIVIL CODE REQUIREMENTS, YOU MAY REFER TO THE POSTED AGENDA, AT THE CORNER OF BUTTERFILED STAGE ROAD AND MORGAN HEIGHTS ROAD, FOUR (4) DAYS BEFORE THE NOTICED BOARD MEETING, AS THAT IS THE OFFICIAL NOTICE TO THE MEMBERSHIP.*

FRONT YARD / PARK STRIP MAINTENANCE

Please be advised that it has been observed that a lot of the interior front yard / park strips, that fall under Homeowner responsibility, are not being maintained properly, or missing plant material. Please take steps to address this matter before the Association sends correspondence to those in violation, requesting resolution. Your attention to this matter is greatly appreciated.



**UPDATES & REMINDERS FROM
 KEYSTONE PACIFIC PROPERTY MANAGEMENT:**

KEYSTONE PACIFIC HAS UPGRADED!

Keystone Pacific is excited to announce that we have completed an upgrade to the customer portal and online account management software to enhance your ability to manage your account online, effective April 2, 2018. Using the new portal allows homeowners to sign-up for reoccurring ACH, view new violations, track submitted work orders and view electronic community notifications. Using the website; www.keystonepacific.com, owners can login to The KPPM Connection, submit a maintenance service request form, and much more. Our new responsive website hosts a variety of articles on our blog as well as provide user-friendly tools to contact your management team. We are looking forward to providing a new, modern website for our homeowners and board members.

PAYMENT OPTIONS AVAILABLE

- If you are signed up for ACH through Keystone Pacific, congratulations! Your account will be upgraded automatically and you don't need to do anything!
- If you currently pay your assessment through the bank or by mail, here is a step-by-step guide to assist with these changes:
 1. **Update account number**-Please reference your new account number, labeled Account ID, is on your billing statement.
 2. **Update payment address**- Please mail your payments to:
 File 1985, 1801 W Olympic Blvd., Pasadena, CA 91199-1958