

JULY 2018



# MORGAN HEIGHTS



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

"Let every nation know, whether it wishes us well or ill, we shall pay any price, bear any burden, meet any hardship, support any friend, oppose any foe, to assure the survival and success of liberty."

~ John F. Kennedy

## GENERAL MAINTENANCE

Summer is here and warm weather returns! Now is the time to take a close look at the exterior of your home. Home repairs and general maintenance that has been put off all winter can now take place.

Please take a look at your property and address any maintenance concerns you notice. Take some time this weekend to spray weeds in your planters or the ones that pop up in the cracks of your driveway, remove any trees or shrubs that died last winter and put down a little mulch to freshen up your landscaping. It looks nice and it helps retain moisture in the soil so your plants require less water.

If the paint on your trim, shutters or garage door has faded please paint or touch it up, if the stucco is stained, wash it or restore it.



If you have a question about how to tackle a big project like painting or installing drought tolerant landscaping, please contact Management or attend a Board meeting. We will walk you through the architectural review process and help you get your project underway.

## 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

**September 12, 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](mailto:gprivitt@keystonepacific.com)

### **Common Area Issues:**

Associate  
Kiara Caballero  
Phone: 951-491-7363  
E-mail:  
[kcaballero@keystonepacific.com](mailto:kcaballero@keystonepacific.com)

### **Billing Questions/ Address Changes:**

Phone: 951-491-6866

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

## July 2018 REMINDERS

- Keystone Pacific Closed in Observance  
Independence Day - Wednesday, July 4th
- 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 - Wednesday  
Please remove trash cans from the common areas  
after this day.
- Wednesday, September 12 - Board Meeting at  
6:00PM\*

### PAYMENT UPDATE:

Effective immediately, your account number and where to send your assessment payment has changed.

To avoid any delays in processing your assessment payments, please update your records.

Your new 10 digit account number can be found in your billing statement. The new payment address will be:

**File 1958, 1801 W. Olympic Blvd.  
Pasadena, CA 91199-1958.**

If you have any questions or concerns, please call 949-833-2600.

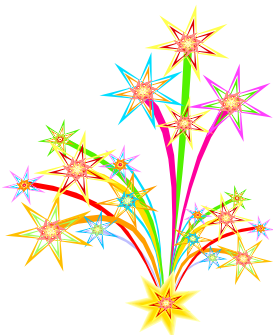
*\*PLEASE NOTE THE ABOVE REFERENCED MEETING DATE IS BASED ON THE CURRENT MEETING ROTATION AND MEETINGS ARE SUBJECT TO CHANGE DUE TO LOCATION AVAILABILITY, BOARD ATTENDANCE AND QOURUM, ETC. TO CONFORM TO CIVIL CODE REQUIREMENTS, YOU MAY REFER TO THE POSTED AGENDA, AT THE CORNER OF BUTTERFILED STAGE ROAD 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.



### INDEPENDENCE DAY & SUMMER PARTIES



Having a summer or 4th of July party? Please remember to follow the rules and regulations and keep the noise level down. Be courteous to your neighbors during this holiday. Do not leave any debris in the streets. Just a reminder: firecrackers, bottle rockets, cherry bombs and other devices that explode, move along the ground, or travel through the air are banned throughout the State of California. There is no safe or legal area to possess, sell or discharge these types of dangerous fireworks anywhere in the state. Have a SAFE and SANE 4th of July!