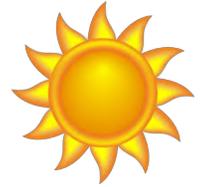


AUGUST 2018



# MORGAN HEIGHTS



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

## 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**

- Mow Strip and Lawn Maintenance
- Making exterior improvement WITHOUT prior written approval of the Architectural Committee.
- Parking (Not utilizing proper areas for parking)

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

You can make a difference – Thank you!

## 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)



- 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 trash has been collected.
- Next Board Meeting - September 12 - 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 QUORUM, ETC. TO CONFORM TO CIVIL CODE REQUIREMENTS, YOU MAY REFER TO THE POSTED AGENDA, AT THE CORNER OF BUTTERFIELD 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 many 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.



### TIPS FOR CREATING A SAFER COMMUNITY

Often times the safest neighborhoods can become victims of crimes. Keeping informed of the potential hazards and watchful eye in the community can make a huge impact on keeping your neighborhood safe.

- Get to know your neighbors. This not only helps to foster a healthy community spirit, but it also helps to protect the neighborhood. Know who belongs and who doesn't.
- Look out for each other. If you know that your neighbor is on vacation or works during the day and see suspicious activity....Call the Police!
- Document what you see! Take a picture, write down the make and model of vehicles and descriptions of individuals.
- Never confront anyone. When in doubt, call the police.
- Protect your valuables. Do not leave electronics or other valuables in your vehicle. If you do, not in plain sight. Lock your car and home. Keep your garage door closed.
- Going on vacation for an extended period of time? Have your mail held at the post office and stop newspaper delivery to your home.

