



# MORGAN HEIGHTS

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

“When you arise in the morning, think of what a precious privilege it is to be alive—to breathe, to think, to enjoy to love.”

~Marcus Aurelius

## SEVEN REASONS WHY YOU SHOULD ATTEND THE NEXT BOARD MEETING!

1. Learn about your community/neighborhood!
2. Meet your Board of Directors.
3. Express your concerns.
4. Provide input.
5. Meet your neighbors.
6. Learn about your Association and what it does for you!
7. It's fun and interesting to get involved!



Board of Directors meetings are held every quarter! Take the time out of your busy schedule to attend the next meeting on September 12, 2018 at 6:00 P.M. at The Corner Bakery, 32435 Temecula Parkway, Temecula, CA 92592

## TREE TRIMMING



Please be reminded that all trees require regular maintenance, lacing, trimming, and shoot removal. It has been noted that many trees within the Association are in need of regular and proper maintenance. There should be adequate clearance under the tree canopy, as not to interfere with pedestrians, vehicle traffic or blocking signage.

### 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)

## SEPTEMBER 2018 REMINDERS

- Keystone Pacific Closed in Observance of Labor Day Monday, September 3, 2018.
- 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.



## 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.

## FRONT YARD/PARK STRIP MAINTENANCE

Please be advised that it has been observed that many of the 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.



## WHEN TO REMOVE TREE STAKES

Staking freshly planted trees is a task often performed to supply adequate support until the tree has been properly established, particularly in a spot plagued by winds. Staking a tree gives the root system a chance to establish itself in the soil and thereby provide the tree with a strong anchor. The stakes are not a permanent fixture, though, and should eventually be removed to the benefit of the tree.

In general, the tree shouldn't need the support for more than six months to a year or after one growing season. In fact, stakes left too long can actually hinder development—trees need to sway freely in the wind in order to grow stronger trunks.

Although your tree should do fine on its own after one growing season, exact timing will vary depending on the species of tree—as some may develop quicker than others. If you're in doubt about removing the stakes after six months or so, call your landscaper and ask for his or her input with respect to the site and the tree's species.





Morgan Heights 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. Please complete and return this form to Keystone Pacific Property Management, LLC at the address shown below or send the completed form to forms@keystonepacific.com no later than October 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 vent 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:
Morgan Heights Homeowners Association
c/o Keystone Pacific Property Management, LLC
16775 Von Karman Ave, Suite 100, Irvine, CA 92606