

OCTOBER 2018

# MORGAN HEIGHTS

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

## Letters from the Association...

Have you ever got a letter in the mail from the Association and wondered why Management sends those pesky violations letters?

The Association has a duty under the Covenants, Conditions, and Restrictions to see that all properties are maintained in such a manner as to protect the value, desirability and attractiveness of Morgan Heights.

To make sure you are aware of the violation procedure, we will outline the process:

- Management conducts inspections of homes twice a month while driving through the neighborhood, and homeowners are sent notices to correct the problem. Letters are sent to the mailing address on file with Management", the Association does not send violation notices to renters.
- If the problem is not corrected, the homeowner receives a first notice, second notice and then finally a hearing notice, inviting them to the next board meeting to discuss the violation in private.
- After the hearing meeting, the Board determines if the violation has been corrected, if the homeowner needs an extension due to a hardship, or if the homeowner will receive a fine.
- The homeowner will receive a written ruling in the mail. If a fine is issued, the initial amount is \$100, which may be doubled at each hearing until the property is in compliance.
- Water restrictions and excessive heat have caused damage to a large number of yards. Keep in mind that weeds must be removed and dead plant material/lawns must be properly trimmed. Any area that is dead or patchy should be reseeded. If you plan to reduce the amount of grass in your landscape, the Board will accept drought resistant materials such as plants, bark, rock, etc., provided it is integrated with shrubs, trees, flowers, and real or artificial lawn. Before making changes, an Architectural Application must be submitted and approved as to the harmony of the design.

Please take some time to assess your "curb appeal" and help keep the Morgan Heights community an attractive place to live.

## 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

**December 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)

## OCTOBER 2018 REMINDERS

- 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 is greatly appreciated.



## TRICK OR TREATERS

To keep homes safe for visiting trick-or-treaters, parents should remove from the porch and front yard anything a child could trip over such as garden hoses, toys, bikes and lawn decorations. Parents should check outdoor lights and replace burned-out bulbs. Wet leaves or water should be swept from sidewalks and steps. Restrain pets so they do not inadvertently jump on or bite a trick-or-treater.

