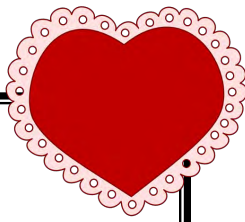


JANUARY 2019



# MORGAN HEIGHTS

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

Happy  
Valentine's  
Day

*Let us be grateful to people who  
make us happy, they are the  
charming gardeners who make our  
souls blossom.*

*~ Marcel Proust*

## Neighborhood Watch Interest

The Board met on December 12, 2018, for the quarterly Board Meeting.

It was suggested that the association might be interested in creating a Neighborhood Watch, to promote neighborhood safety.

In essence, Neighborhood Watch is a crime prevention program that stresses education and common sense. It teaches citizens how to help themselves by identifying and reporting suspicious activity in their neighborhoods. In addition, it provides citizens with the opportunity to make their neighborhoods safer and improve the quality of life. Neighborhood Watch groups typically focus on observation and awareness as a means of preventing crime and employ strategies that range from simply promoting social interaction and "watching out for each other" to active patrols by groups of citizens.

The Neighborhood Watch can be just this association or the association can look into neighboring communities the association could join.

The association is hoping there is a level of interest that would enable the association could participate in the program. If you are interested in participating please contact Morgan Heights Property Manager, Gina Privitt at (951) 491-6865 or [gprivitt@keystonepacific.com](mailto:gprivitt@keystonepacific.com). More information to follow if we have enough interest.



## 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

**March 13, 2019**

**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: (949) 377-3309  
E-mail:  
[gprivitt@keystonepacific.com](mailto:gprivitt@keystonepacific.com)

## **Common Area Issues:**

Associate  
Danica Petroff  
Phone: 951-491-7363  
E-mail:  
[dpetroff@keystonepacific.com](mailto:dpetroff@keystonepacific.com)

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

Phone: 951-491-6866

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

**FEBRUARY 2019 REMINDERS**

February 3, 2019 Super Bowl Sunday

February 14, 2019 Valentines Day

Keystone Pacific will be closed February 18, 2019 in Observance of Presidents Day.

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

For after-hours association maintenance issues, please call 949-833-2600 to be connected with the emergency service line.

**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.

**REMINDER: Do Not Make Changes to Your Yard Without First Obtaining  
Approval from the Architectural Reviewer**



We understand that submitting for architectural approval prior to starting a home improvement project is not on the top of everyone's to do list. However, it is very important that you take a moment to complete the architectural application and submit your plans prior to starting the work. Yes, it will take a few weeks to hear back from the architectural reviewer but it will save you from receiving compliance letters from the Association.

If you have a project in mind, plan ahead and submit an architectural application with your plans prior to starting the project.

**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.