

MARCH 2019



MORGAN HEIGHTS

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

It was one of those March days when the sun shines hot and the wind blows cold: when it is summer in the light, and winter in the shade.

~Charles Dickens

5 Essential Spring Gardening Tips

The sun is shining, birds are singing and it's time for your garden to come back from the winter weather. Your garden needs some help getting back in shape. Here are some tips for your getting your spring garden green and beautiful by the time the season reaches its peak:

1. Clean out the garden.

It's time to clean your garden and get rid of weeds, making sure that you get the roots so they won't grow back. This is also a good time to sharpen your garden tools, if needed, because you're going to require them for plant maintenance and soil care.

2. Revitalize the soil.

Because your soil is likely dried out and packed after winter, it's time to add moisture. Add organic material like compost or manure. You might need to test the soil to see what nutrients it needs. You might also need to add more fertilizer to increase the health of the soil and increase the life of your plants.

3. Trim old plants.

Plants that survived the winter will need to be pruned so they'll grow anew in the spring. Make sure to wait until mid-April or May in case there's an unexpected freeze. Blooming plants should be pruned right after they bloom to avoid cutting off future flowers. Summer plants should be pruned in early spring.

4. Add mulch.

In addition to fertilizers and organic materials, you should think about adding mulch to your flower beds and garden. One to three inches of mulch helps to prevent weeds and diseases. It also keeps the moisture in the garden and maintains the temperature.

5. Plant new flowers and shrubs.

Once you've gotten the garden in shape and handled all of the old plants, it's time to turn your attention to new plants.



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: 951-346-4129

Association Manager:

Gina Privitt
Phone: 951-491-6865
Fax: 951-346-4129
E-mail:
gprivitt@keystonepacific.com

Common Area Issues:

Associate
Danica Petroff
Phone: 951-491-7363
E-mail:
dpetroff@keystonepacific.com

Billing Questions/

Address Changes:

Phone: 951-491-6866

customer care@keystonepacific.com

- ◆ March 10, 2019 Daylight Savings Time.
- ◆ Keystone Pacific After Hours Contact Information: For after-hours 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.



The Association is looking for a few more interested candidates for a neighborhood watch. If you are interested in participating please contact the Property Manager, Gina Privitt at (951) 491-6865 or gprivitt@keystonepacific.com.

**MAIL THEFT DURING TAX SEASON**

Mail theft is the #1 white-collar crime in America. This is a good reminder to our residents that criminals are now targeting new developments with community mailboxes. These community mailboxes offer criminals a one-stop shop. Thieves are prying open front door of the mailboxes to gain access to the individual mail slots. Typically, the door is damaged so severely, mail is halted and the entire cluster mailbox has to be replaced which costs the association between \$1,400 - \$2,000. One of the main motivators in mail theft is to subsequently steal that person's identity and receive access to their private information, including bank accounts and credit cards. The following are some tips to help prevent/ limit your exposure to mail / mailbox theft:

- Report any suspicious persons or vehicles near the mailboxes to your local law enforcement.
- Report anyone tampering with mailboxes, especially late at night or the early morning hours.
- Retrieve your mail as soon as possible after it is delivered. Don't leave your mail unattended for extended periods. Don't leave it in your mailbox overnight.
- If you cannot regularly retrieve your mail promptly, consider obtaining a P.O. Box service from your local post office.
- If you will be away from home temporarily, you can notify your post office to hold your mail.
- Always deposit your mail in a mail slot at your local post office, or hand it to your letter carrier.
- Monitor your bank account statements regularly, and report any charges or checks you did not authorize.
- Monitor your credit report and report any accounts you did not authorize.
- Ask your bank for "secure" checks that can't be altered.

APPLICATION FOR CANDIDACY FOR THE BOARD OF DIRECTORS

Dear Homeowner:

The Annual Election will be held in June 2019. If you are interested in serving on the Board, please complete this application and return it to **KEYSTONE PACIFIC PROPERTY MANAGEMENT, LLC** at the office address displayed below, by 5:00 PM on **March 31, 2019**.

Please type in the information requested below.

NAME: _____

(Note: Be sure to complete and return verification information on page 2 of this application)

**Candidacy statement needs to be kept to one page...*

WHY WOULD YOU LIKE TO SERVE AS A BOARD MEMBER?

WHAT IS YOUR BACKGROUND?

WHAT IS YOUR VISION FOR THE COMMUNITY?

WHAT WOULD YOU LIKE TO ACCOMPLISH DURING YOUR TERM OF OFFICE?

(Per Civil Code, this form will be sent with the election materials, as submitted)

Page 1 of 2

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Keystone Pacific Property Management, LLC

16775 Von Karman #100
Irvine, CA 92606
(949) 833-2600

30021 Tomas Road #160
Rancho Santa Margarita, CA 92688
(949) 833-2600

41593 Winchester Road #113
Temecula, CA 92590
(951) 491-6866

3155-D Sedona Court
Ontario, CA 91764
(909) 297-2550

**APPLICATION FOR CANDIDACY
FOR THE BOARD OF DIRECTORS**

HOMEOWNER VERIFICATION INFORMATION

NAME: _____

ADDRESS: _____

WORK PHONE NUMBER: _____

HOME PHONE NUMBER: _____

CELL PHONE NUMBER: _____

E-MAIL ADDRESS: _____

(Per Civil Code, this form will be sent with the election materials, as submitted)
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