

MAY 2019

MORGAN HEIGHTS

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



"Spring is the time of plans and projects."

— Leo Tolstoy, Anna Karenina

LETTERS FROM THE ASSOCIATION

Have you ever received 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 the community. 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 directly to homeowners, 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 continue at each hearing until the property is in compliance.

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 ensure the harmony of the design.

Please take some time to assess your "curb appeal" and help keep the 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

June 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@keystonepacific.com

- ◆ Keystone Pacific After Hours Contact Information: For after-hours maintenance issues, please call 949-833-2600 to be connected with the emergency service line.
- ◆ Keystone Pacific will be closed in Observance of Memorial Day on Monday, May 27, 2019.
- ◆ 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.

SPRING HAS SPRUNG AND SO HAVE THE WEEDS!

Upon driving through the community, it has been noted that we have a lots of weeds popping up. Please take a look at your property and address any maintenance concerns you notice. Before the weather gets too warm, take some time this weekend to spray weeds in your planters or the ones that pop up in the cracks of your driveway, remove any trees or shrubs that died last winter, remove tree stakes on mature trees, and put down a little mulch to freshen up your landscaping. It looks nice and it helps retain moisture in the soil so your plants require less water.

BEWARE OF SNAKES!

Due to the warmer weather and the time of year there have been many reports of snake activity. Unfortunately, when it is reported in the news it is usually because it is a rattlesnake that has bitten a child or family pet. So please take caution when walking outdoors. Be sure to keep your pets on a leash and stay on paved walkways only. You are more likely to encounter a rattlesnake when you leave paved areas. Since a lot of the reports have been of the bites being fatal to family pets, you may want to contact your local Veterinarian and obtain an anti-venom vaccine. Obtain one for each pet in the family, and carry with you at all times while outdoors, since there have been reports of more than one pet being bitten at the same time. As the use of anti-venom vaccine immediately following a bite may buy you the precious time needed to get your pet to the Veterinarian before they succumb to the bite.



**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.