

JUNE 2019

# MORGAN HEIGHTS

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



A truly rich man is one whose children run into his arms when his hands are empty.

~*Author Unknown*

## 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

**Annual Election**

**June 12, 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](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)

*If you are a Morgan Heights homeowner that is interested in serving on the Board of Directors, please add your name on the ballot and submit prior to the June 12, 2019 election. The Board will have 2 vacant seats, if there are no volunteers.*



## TAKING PRIDE IN THE COMMUNITY

A short drive around Temecula will quickly illustrate the differences in purchasing a home in an HOA vs. purchasing a home that is not part of an HOA. While a majority of homeowners want to maintain their home and protect their assets, what individuals consider the property level of maintenance can differ greatly. The Association helps maintain property values in the community by ensuring that homeowners maintain their properties. When the Association identifies and issue, a compliance notice is sent as a means of communicating that attention is needed.

It's common for homeowners to look at their own property and think, "My yard is not as bad as my neighbors." However, this is really not the standard that is going to benefit the community. The Association would like to encourage



homeowners to take pride in the community by doing simple things like spraying weeds, fertilizing plants, regularly mowing the lawn and bringing in the trash cans in after trash pick up. These small things really make a world of difference!

- ◆ 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.



**JUNE 12, 2019 ANNUAL ELECTION**

**WE NEED YOUR VOTE!**

The Annual Election is scheduled for June 12, 2019. The purpose of the election will be to elect (2) two members to the Board. Please remember these instructions when voting:

- Fill out Ballot— vote for your choice of directors and on the IRS ruling.
- Place Ballot in the plain white envelope.
- Place plain white envelope in the special brown envelope.
- Write clearly your name and address on the upper left hand corner and then SIGN IT under your address.
- Mail it back to Keystone Pacific—the special brown envelope has been addressed and postage paid.

*What is the IRS Revenue Ruling?*

The Association is a non-profit organization. To comply with the IRS Revenue Ruling, if the Association has a surplus of funds at the budget year end, the membership needs to vote to apply any excess funds to replacement funds (reserves) or next year's budget to reduce potential tax liabilities.

**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.