

JULY 2019



MORGAN HEIGHTS

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

TREE TRIMMING

Please be reminded that all trees require regular maintenance, lacing, trimming, and shoot removal. It has been noted that many trees within the Association are in need of regular and proper maintenance.

There should be adequate clearance under the tree canopy, as not to interfere with the ingress / egress of pedestrian / vehicle traffic.



GENERAL MAINTENANCE

Summer is here and warm weather returns! Now is the time to take a close look at the exterior of your home. Home repairs and general maintenance that has been put off all winter can now take place.

Please take a look at your property and address any maintenance concerns you notice. 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 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.

If the paint on your trim, shutters or garage door has faded please paint or touch it up, if the stucco is stained, wash it or restore it.

If you have a question about how to tackle a big project like painting or installing drought tolerant landscaping, please contact Management or attend a Board meeting. We will walk you through the architectural review process and help you get your project underway.



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

September 11, 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

JULY 2019 REMINDERS

- ◆ Keystone Pacific Will Be Closed in Observance of Independence Day, July 4, 2019.
- ◆ 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.

Fourth of July

A MEMBERS RIGHT TO PRIVACY

California Civil Code allows a member to request to be removed from the membership list to prevent release of their private contact information to a member requesting the membership list. In order to opt-out of the membership list, you must notify the Association **in writing**. If you choose to opt-out of sharing your name, property address, email address and mailing address under the membership list, the opt-out designation shall remain in effect until changed by you, by **written** notification to management. If you wish to opt-out, please complete the Opt-Out Form on our website at: <https://www.kppm.com/opt-out/>

INDEPENDENCE DAY & SUMMER PARTIES

Having a summer or 4th of July party? Please remember to follow the rules and regulations and keep the noise level down. Be courteous to your neighbors during this holiday. Do not leave any debris in the streets. Just a reminder: firecrackers, bottle rockets, cherry bombs and other devices that explode, move along the ground, or travel through the air are banned throughout the State of California. There is no safe or legal area to possess, sell or discharge these types of dangerous fireworks anywhere in the state. Have a SAFE and SANE 4th of July!



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.