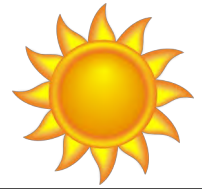


**AUGUST 2019**



# MORGAN HEIGHTS



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

## COMMUNITY LIVING

### *Membership Means Organization*

**Rules & Regulations**—Your Community Association is a non-profit corporation registered with the State of California. As such, it is managed by a Board of Directors who oversee the maintenance and operation of all common areas and facilities. The Board is responsible for governing the Association in accordance with the CC&R's, Bylaws, and the Articles of Incorporation.

**What are the CC&R's?** - Basically, the Covenants, Conditions, and Restrictions (CC&R's) are the legal documents that determine the guidelines for the operation of your community as a non-profit corporation. These guidelines are included in the title to your property and cannot be changed without proper action by the Board or by a vote of the Community Association Members. All homeowners must comply with the CC&R's. Failure to do so may result in fines.

**What are Bylaws?** - The Bylaws are the guidelines for the actual operation of your Community Association. The Bylaws define the duties of the various offices of the Board, terms of the Directors, the members' voting rights, required meetings, and other items necessary to run the Association as a corporation.

**Are There Other Rules?** - From time to time, rules will be adopted by the Board. These rules are meant to protect the living environment of your community, and may involve guidelines regarding parking and vehicles, pets, pool use hours, etc. Since the common areas are owned and maintained by the association, any intended changes or modifications must meet the approval of the Board.

### *Membership Means Cooperation*

**Assessments**—Maintaining and operating your common areas and facilities requires funds. These funds are collected from you in the form of assessments levied against your home. In addition, these monies provide for a reserve fund to offset future capital expenses. Your monthly assessment is due on the first day of the calendar month following your escrow closing and every month after.

**What If You Don't Pay Your Assessments?** - Payments received after the first of the month are subject to a late charge. Billing is a courtesy, not a requirement, failure to receive a statement does not negate legal responsibility to pay assessments. Unfortunately, non-payment can lead to legal proceedings.

### *Membership Means Participation*

**Making Your Community Work**—Since your Community Association is a corporation by law, the Board of Directors is required to oversee its business.

The Board is responsible to enforce the CC&R's and Rules.

You can make a difference — Thank you!

## BOARD OF DIRECTORS:

**President** - Rich Cooper  
**Vice President** - Casey Earle  
**Secretary** - Bonnie Bell  
**Treasurer** - Marty Stark  
**Member at Large** - Jessica Vulovic Aviles

## 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](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  
[becausewecare@keystonepacific.com](mailto:becausewecare@keystonepacific.com)

### AUGUST 2019 REMINDERS

- ◆ 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.
- ◆ Please remember to pick up after your dogs.
- ◆ Portable basketball hoops are not permitted to be stored on the street or sidewalk.

### 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/>

### Children at Play

Just a friendly reminder to watch your speed while driving throughout the community. With summer here, more children will be at the park and in the streets and courtyards. Please help keep the community safe!!!



### SIGN UP FOR COMMUNITY E-NEWS

Sign up to receive news and updates pertaining to our community association via email.

To sign up, please register from the "Update My Profile" page once you have logged into your billing account at [www.kppmconnection.com](http://www.kppmconnection.com).

### 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.