

SEPTEMBER 2019



# MORGAN HEIGHTS

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

## EARTHQUAKE PREPAREDNESS

Recently, California has had two very large quakes in the span of a couple of days and hundreds of aftershocks following. Please utilize this time now to make sure you are prepared if an earthquake happens closer to where you live. Please see the following tips from [www.ready.gov](http://www.ready.gov) to ensure you are prepared before, during, and after a major quake:

### Before an earthquake occurs be sure to:

- ◆ Secure heavy items such as cabinets, TV's, shelving units and items that hang on walls.
- ◆ Move heavy items on shelves to lower levels.
- ◆ Practice STOP, COVER, and HOLD ON—Stop where you are, get down on hands and knees, cover your neck and head with your hands and crawl to somewhere safe (if possible) and hold on to sturdy furniture.
- ◆ Have a family communication plan and make sure you have a supply kit stocked with non-perishable food, water, flashlights and more.

### During an earthquake:

- ◆ DROP, COVER, and HOLD ON—just like you have practiced.
- ◆ If you are inside, stay inside until the shaking stops and then proceed outside to an area where no objects such as your home, trees, power lines etc. can fall on top of you.
- ◆ If you are in bed, stay in bed and cover your head and neck with a pillow.
- ◆ If you are in a vehicle—pull over to a safe place, away from any objects that could fall on top of you. Do not stop under overpasses.

### After an earthquake:

- ◆ Expect aftershocks—if your home is unstable, do not stay there, move away from any possible falling debris.
- ◆ Do not enter damaged buildings.
- ◆ If you are trapped cover your mouth and nose from dust and debris and try to get a text out if you have a phone with you. Bang on pipes or walls, save your voice until you hear rescuers approaching.
- ◆ If you are in an area where tsunamis are possible—move to higher ground immediately.
- ◆ Once you are safe, monitor radio, social media or television for alerts.

## 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)



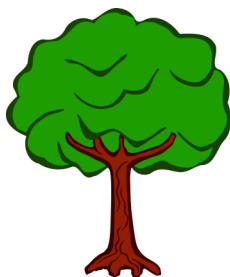
**A MEMBERS RIGHT TO PRIVACY**

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/>

**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).



**TREE TRIMMING**

Please be reminded that all trees require regular maintenance, lacing, trimming, and shoot removal.

Trees should not hang over your property into your neighbors yard and are homeowners responsibility.

**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.



**Morgan Heights Homeowners Association  
Owner Notice Disclosure (Civil Code section 4041)**

California law requires Owners in a community association to provide the following information to the association on an annual basis. **If the below contact information has changed**, please complete and return this form to Keystone Pacific Property Management, LLC at the address shown below or send the completed form to [forms@keystonepacific.com](mailto:forms@keystonepacific.com) no later than October 31st.

**Owners Name** \_\_\_\_\_

**Property Address** \_\_\_\_\_

**Owner Phone #** \_\_\_\_\_ **Owner Email** \_\_\_\_\_

**\*ITEMS 1-6 NEED TO BE COMPLETED. IF NOT APPLICABLE, PLEASE INDICATE N/A**

1. Address or Addresses to which notices from the association are to be delivered:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

2. Any alternate or secondary address to which notices from the association are to be delivered:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

3. The name and address of your legal representative, if any, including any person with power of attorney or other person who can be contacted in the vent of your extended absence from your property:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

4. Your property is (please check one):                      Owner occupied                      Rented out

If your property is rented out, please provide the following information:

Name of Tenant(s): \_\_\_\_\_

Phone Number: \_\_\_\_\_

Email Address: \_\_\_\_\_

- |  |     |    |
|--|-----|----|
| 5. Is your property developed, but vacant (please check one)?: | Yes | No |
| 6. Is your property undeveloped land?                          | Yes | No |

**Please return this form to:  
Morgan Heights Homeowners Association  
c/o Keystone Pacific Property Management, LLC  
16775 Von Karman Ave, Suite 100, Irvine, CA 92606**