

OCTOBER 2019

# MORGAN HEIGHTS

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



## PROPERTY MAINTENANCE

The purpose of rules regarding property maintenance is to help the Association set a standard for how properties should be maintained. This helps keep up property values which benefits all homeowners.

With this said, the Association would like to point out some of the common maintenance items that homeowners may receive a letter for:

- ◆ **Front yard/Park Strip Maintenance** . Please be advised that it has been observed that many of the interior front yard / park strips, that fall under Homeowner responsibility, are not being maintained properly, or missing plant material. Please take steps to address this matter before the Association sends correspondence to those in violation, requesting resolution. Your attention to this matter is greatly appreciated.
- ◆ **Weeds in the planters, driveway cracks or turf.** Keep in mind that if you turn down your irrigation on your lawn to conserve water, you may find that weeds still grow. Weeds require far less water than turf and as your turf turns brown, the tall, green weeds tend to stand out. We recommend monitoring your turf and spraying and pulling weeds as necessary.
- ◆ **Trees.** Interestingly enough, we have a lot of trees in the community that have thrived. However, some of these trees are hanging a little too low over the sidewalk or hanging over your neighbors yard and are ready to be pruned. If you have a tree that is less than 8 feet above the sidewalk, or hanging over your neighbors property please make arrangements to have it trimmed.
- **Trash cans should be taken in after trash day and stored behind your gate.** This is pretty self explanatory. Please find a spot to store your trash cans behind your gate and bring them in the night of trash pick up.

*We appreciate your efforts to maintain your property and abide by community's maintenance standards!*

## BOARD OF DIRECTORS:

**President** - Rich Cooper

**Vice President** - Casey Earle

**Secretary** - Bonnie Bell

**Treasurer** - Marty Stark

**Member at Large** - Jessica Vulovic Aviles

**December 10, 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)

- ◆ 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.



### 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/>

### TRICK OR TREATERS

To keep homes safe for visiting trick-or-treaters, parents should remove from the porch and front yard anything a child could trip over such as garden hoses, toys, bikes and lawn decorations. Parents should check outdoor lights and replace burned-out bulbs. Wet leaves or water should be swept from sidewalks and steps. Restrain pets so they do not inadvertently jump on or bite a trick-or-treater.



### **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.