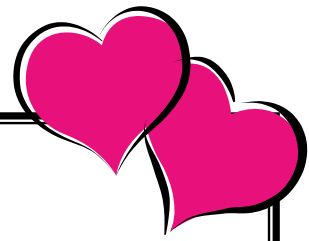


FEBRUARY 2020



MORGAN HEIGHTS

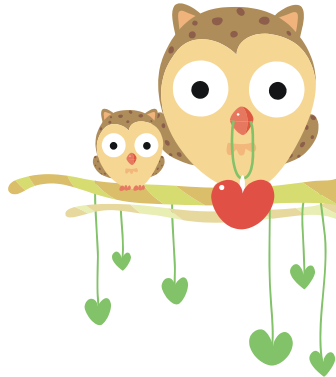
Professionally Managed by Keystone Pacific Property Management, LLC, Temecula, CA 92590

Valentine Smile

On Valentine's Day we think of those
Who make our lives worthwhile,
Those gracious, friendly people who
We think of with a smile.

I am fortunate to know you,
That's why I want to say,
To a rare and special person:
Happy Valentine's Day!

~By Joanna Fuchs



BOARD MEMBER VACANCY

Morgan Heights currently has an open position on the Board of Directors. Should you have any interest in being a part of the Board of Directors or know someone who might be, please contact Management at gprivitt@keystonepacific.com. Interviews for candidates will be conducted as required.



HOLIDAY DECORATING CONTEST WINNERS!

Thank you to everyone who participated by decorating this year, the community looked so festive, it was a true joy to see!

Congratulations to the following homes, winners of our
Annual Holiday Decorating Contest:

- 1st Place: 34241 Mazarine Drive \$100.00
- 2nd Place: 45146 Palomar Place \$75.00
- 3rd Place: 45121 Morgan Heights Road \$50.00

BOARD OF DIRECTORS:

President - Rich Cooper
Vice President - Casey Earle
Secretary - Open
Treasurer - Marty Stark
Member at Large - Bonnie Bell

March 10, 2020

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
becausewecare@keystonepacific.com

- ◆ February 2, 2020 Super Bowl Sunday
- ◆ February 14, 2020 Valentines Day
- ◆ Keystone Pacific will be closed February 17, 2020, in Observance of Presidents Day.
- ◆ 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.

**NEW CIVIL CODE
EMAIL NOTIFICATIONS**

There is a new law SB 323 that will make member e-mail addresses available to all members by making them part of the membership list available to all members, upon request. This will go into effect on January 1, 2020. Members can decline to provide their e-mail addresses to the association or opt out of the membership list, but the bill fails to account for members who previously provided their e-mail address to the association before the law made email addresses part of the membership list.

REMOVING TREE STAKES

There are many trees in the community that are ready to have stakes removed. While trees need stakes to keep them upright for the first season of planting, they should be removed after one to two years so that the tree continues to grow and thrive. Homeowners can remove the stakes using simple tools, following the steps below:



- ◆ Step 1: If the tree has exceeded a height of at least 6 feet or has a circumference equal to the size of the stake, then the tree stakes should be removed.
- ◆ Step 2: Remove the ties that attach the tree trunk to the tree stake.
- ◆ Step 3: Use a hammer to remove each tree stake. Hit the stake on each side, causing the stake to move in a back-and-forth motion. After a few hits with the hammer the stake should be loose enough to pull from the ground. If not, use a shovel to dig out the stake and fill the holes.



REMINDER ABOUT TRASH CANS

Trash Bins are to be stored out of view, behind your side gate or in the enclosed garage. They are not to be stored in any location that they can be viewed from the public.

HOLIDAY REMINDERS

Also, we appreciated everyone's holiday spirit. All the decorations and lighting really made the community shine! As a friendly reminder, please remember all holiday décor should have been removed.



LAWN MAINTENANCE



Check your irrigation systems to make sure your sprinklers are in working order. Maintain lawns with regular maintenance of mowing, edging and watering.

APPLICATION FOR CANDIDACY FOR THE BOARD OF DIRECTORS

Dear Homeowner:

The Annual Election will be held in June 2020. If you are interested in serving on the Board, please complete this application and return it to **KEYSTONE** at the office address displayed below, by 5:00 PM on **February 29, 2020**. For specific candidate qualifications, please contact Management for a copy of your community's Election Rules. **Members are encouraged to confirm their personal contact information by the deadline set forth for submitting nominations to ensure that Members have an opportunity to review their personal information at least thirty (30) days before ballots are mailed.**

NAME: _____
(Note: Be sure to complete and return verification information on page 2 of this application)

Candidacy statement needs to be kept to one page. Please type in the information requested below.

WHY WOULD YOU LIKE TO SERVE AS A BOARD MEMBER?

WHAT IS YOUR BACKGROUND?

WHAT IS YOUR VISION FOR THE COMMUNITY AND WHAT WOULD YOU LIKE TO ACCOMPLISH DURING YOUR TERM OF OFFICE?

PLEASE NOTE: PER CALIFORNIA CIVIL CODE SECTION 5105(a), A COPY OF THIS FORM MAY BE INCLUDED WITH THE OFFICIAL BALLOT. THE CANDIDATE/MEMBER IS SOLELY RESPONSIBLE FOR THE CONTENT OF THIS COMMUNICATION. THE ASSOCIATION DOES NOT EDIT OR REDACT ANY CONTENT

Proudly Managed By
Keystone Pacific Property Management, LLC

16775 Von Karman #100
Irvine, CA 92606
(949) 833-2600

30211 Ave De Las Banderas, #120
Rancho Santa Margarita, CA 92688
(949) 833-2600

41593 Winchester Road #113
Temecula, CA 92590
(951) 491-6866

3155-D Sedona Court
Ontario, CA 91764
(909) 297-2550

APPLICATION FOR CANDIDACY FOR THE BOARD OF DIRECTORS

HOMEOWNER VERIFICATION INFORMATION

ADDRESS: _____

WORK PHONE NUMBER: _____

HOME PHONE NUMBER: _____

CELL PHONE NUMBER: _____

E-MAIL ADDRESS: _____

I, _____, hereby certify that the information above is true and correct and that I have not been convicted of a crime which, if elected, would either prevent the Association from purchasing fidelity bond coverage required by California Civil Code section 5806 or terminate the Association's existing fidelity bond coverage.

Signature: _____

Date: _____

To request an electronic copy of the Candidacy Application, please contact reconnect@keystonepacific.com.

Completed Candidacy Applications must be submitted to reconnect@keystonepacific.com by the deadline.

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