

MARCH 2020

# MORGAN HEIGHTS

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



*It was one of those March days when the sun shines hot and the wind blows cold: when it is summer in the light, and winter in the shade.*

*~Charles Dickens*

## 5 Essential Spring Gardening Tips

The sun is shining, birds are singing and it's time for your garden to come back from the winter weather. Your garden needs some help getting back in shape. Here are some tips for your getting your spring garden green and beautiful by the time the season reaches its peak:

### 1. Clean out the garden.

It's time to clean your garden and get rid of weeds, making sure that you get the roots so they won't grow back. This is also a good time to sharpen your garden tools, if needed, because you're going to require them for plant maintenance and soil care.

### 2. Revitalize the soil.

Because your soil is likely dried out and packed after winter, it's time to add moisture. Add organic material like compost or manure. You might need to test the soil to see what nutrients it needs. You might also need to add more fertilizer to increase the health of the soil and increase the life of your plants.

### 3. Trim old plants.

Plants that survived the winter will need to be pruned so they'll grow anew in the spring. Make sure to wait until mid-April or May in case there's an unexpected freeze. Blooming plants should be pruned right after they bloom to avoid cutting off future flowers. Summer plants should be pruned in early spring.

### 4. Add mulch.

In addition to fertilizers and organic materials, you should think about adding mulch to your flower beds and garden. One to three inches of mulch helps to prevent weeds and diseases. It also keeps the moisture in the garden and maintains the temperature.

### 5. Plant new flowers and shrubs.

Once you've gotten the garden in shape and handled all of the old plants, it's time to turn your attention to new plants.



## BOARD OF DIRECTORS:

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

## NEXT MEETING DATE

**March 9, 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](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

[customer care@keystonepacific.com](mailto:customer care@keystonepacific.com)

- ◆ March 08, 2020 Daylight Savings Time.
- ◆ 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.

### **MAIL THEFT DURING TAX SEASON**

Mail theft is the #1 white-collar crime in America. This is a good reminder to our residents that criminals are now targeting new developments with community mailboxes. These community mailboxes offer criminals a one-stop shop. Thieves are prying open front door of the mailboxes to gain access to the individual mail slots. Typically, the door is damaged so severely, mail is halted and the entire cluster mailbox has to be replaced which costs the association between \$1,400 - \$2,000. One of the main motivators in mail theft is to subsequently steal that person's identity and receive access to their private information, including bank accounts and credit cards. The following are some tips to help prevent/ limit your exposure to mail / mailbox theft:

- Report any suspicious persons or vehicles near the mailboxes to your local law enforcement.
- Report anyone tampering with mailboxes, especially late at night or the early morning hours.
- Retrieve your mail as soon as possible after it is delivered. Don't leave your mail unattended for extended periods. Don't leave it in your mailbox overnight.
- If you cannot regularly retrieve your mail promptly, consider obtaining a P.O. Box service from your local post office.
- If you will be away from home temporarily, you can notify your post office to hold your mail.
- Always deposit your mail in a mail slot at your local post office, or hand it to your letter carrier.
- Monitor your bank account statements regularly, and report any charges or checks you did not authorize.
- Monitor your credit report and report any accounts you did not authorize.
- Ask your bank for "secure" checks that can't be altered.