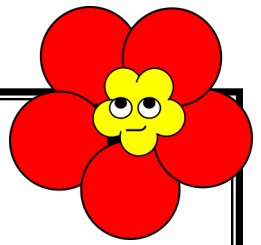


MAY 2020

# MORGAN HEIGHTS

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



## Mother's Day

### A Mother...

When you're a child she walks before you,  
To set an example.

When you're a teenager she walks behind you,  
To be there should you need her.

When you're an adult she walks beside you

So that as two friends you can enjoy life together.

### Best Time to Water

The best time of day to water your lawn is in the early morning, from 6:00 to 8:00 a.m. and no later than 10:00 a.m. Watering in the morning gives wet blades of grass time to dry out over the course of the day, reducing the possibility of fungal problems. Morning is also the coolest and least windy time of day, which means that the water you apply is less likely to be lost to evaporation.

### Knowing When to Water

Lawns typically require 1 inch of water per week. One way to tell if your lawn needs water is to walk across it. If your footprints remain after two hours, your lawn needs water.



### Worst Times to Water

If you water in midday when the sun and temperatures are highest, much of the water you intend to give your lawn will be lost to evaporation. Watering in the evening leaves your lawn wet through the night and can increase the risk of fungal diseases. Watering during windy weather increases water loss through evaporation and makes it difficult to water evenly. To conserve water, avoid watering your lawn heavily during droughts.

### BOARD OF DIRECTORS:

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

### NEXT MEETING DATE

**June 30, 2020**  
**Location:** TBD

*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)

- ◆ Keystone Pacific After Hours Contact Information: For after-hours maintenance issues, please call 949-833-2600 to be connected with the emergency service line.
- ◆ Keystone Pacific will be closed in Observance of Memorial Day on Monday, May 25, 2020.
- ◆ Please call 9-1-1 for life-threatening emergencies.
- ◆ **Trash Pick-Up Day - Monday**  
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 e-mail addresses part of the membership list.

### FRONT YARD / PARK STRIP MAINTENANCE



Please be advised that it has been observed that a lot 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.

### TAKING PRIDE IN THE COMMUNITY

A short drive around Murrieta will quickly illustrate the differences in purchasing a home in an HOA vs. purchasing a home that is not part of an HOA. While a majority of homeowners want to maintain their home and protect their assets, what individuals consider the acceptable level of maintenance can differ greatly. The Association helps maintain property values in the community by ensuring that homeowners maintain their properties. When the Association identifies an issue, a compliance notice is sent as a means of communicating that attention is needed.

It's common for homeowners to look at their own property and think, "My yard is not as bad as my neighbors." However, this is really not the standard that is going to benefit the community. The Association would like to encourage homeowners to take pride in the community by doing simple things like spraying weeds, fertilizing plants, regularly mowing the lawn and bringing in the trash cans in after trash pickup. These small things really make a world of difference!

