

June 2020

MORGAN HEIGHTS

morganheightshoa.com



KEYSTONE PACIFIC AND COVID-19



Management would like to take this time to thank all of the homeowners for their patience and understanding during the mandated stay at home order. We want to encourage social distancing. Keystone Pacific is still open and is business as usual taking care and maintaining your community. All of the community vendors are still working as well. Management will continue to keep the common area serviced. We also want to remind everyone to please use

a face mask or something similar that can cover the mouth and nose, use gloves, practice social distancing, and always wash your hands. These are preventative measures that should be taken when having to go outside. We understand that staying home can be trying, but please understand that we are all in this together and by staying home we are protecting one another. Stay safe

- **GARAGES:** Garages must be maintained to house the number of motor vehicles owned by the owner to its fullest extent possible. Garages are to be used for parking vehicles only and shall not be converted for storage, living or recreational activities. It is requested that all residents first utilize garage for parking of vehicles. Garage doors are to be kept closed except when vehicles are entering or exiting the garage.
- **NEIGHBOR TO NEIGHBOR:** Living in an HOA offers many advantages, but at the same time does impose some restrictions. These restrictions are not meant as an inconvenience, but rather as a means of maintaining harmony and protecting property values in your community. With neighbors in close proximity it can be difficult for everyone to get along. Backyard landscaping needs to be trimmed to not encroach upon your neighbor's property. If you have overhanging tree branches or climbing vines, please be sure to trim them regularly. A key to a happy community is respect. Respecting your neighbor's right to the quiet enjoyment of their home is part of the arrangement. Your neighbors will appreciate, and hopefully reciprocate, your efforts to lower the volume, keep your pets quiet and keeping interior remodeling and entertaining to reasonable hours.

If you are a Morgan Heights homeowner that is interested in serving on the Board of Directors, please add your name on the ballot and submit prior to the July 20, 2020 election. The Board will have 3 vacant seats, if there are no volunteers.



BOARD OF DIRECTORS:

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

NEXT MEETING DATE:

July 20, 2020

Annual Election

Location: TBD

You may obtain a copy of the agenda by contacting management at (951) 491-6866.

IMPORTANT NUMBERS:

ASSOCIATION MANAGER:

Gina Privitt

Phone: (951) 491-6865

Emergency After Hours:
(949) 833.2600

Fax: (951) 346.4129

gprivitt@keystonepacific.com

COMMON AREA ISSUES:

Danica Petroff

Phone: (951) 491-7363

dpetroff@keystonepacific.com

BILLING QUESTIONS/ ADDRESS CHANGES/ WEBSITE LOGIN:

Phone: (949) 833.2600

customercare@keystonepacific.com

ARCHITECTURAL DESK:

Phone: (949) 838.3239

architectural@keystonepacific.com

INSURANCE BROKER:

Berg Insurance Agency

Michael Berg

(800) 989-7990

Managed by Keystone
41593 Winchester Road, Suite 113
Temecula, CA 92590

June 2020 REMINDERS

- For after-hours association 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 - Thursday
Please remove trash cans from the common areas after this day.
- July 20, 2020 - Board Meeting at 6:00 P.M.
Location: Teleconference
Contact management for access information to the meeting.



A truly rich man is one whose children run into his arms when his hands are empty.
~Author Unknown

BEWARE OF SNAKES!

Due to the warmer weather and the time of year there have been many reports of snake activity. Unfortunately, when it is reported in the news it is usually because it is a rattlesnake that has bitten a child or family pet. So please take caution when walking outdoors. Be sure to keep your pets on a leash and stay on paved walkways only. You are more likely to encounter a rattlesnake when you leave paved areas. Since a lot of the reports have been of the bites being fatal to family pets, you may want to contact your local Veterinarian and obtain an anti-venom vaccine. Obtain one for each pet in the family, and carry with you at all times while outdoors, since there have been reports of more than one pet being bitten at the same time. As the use of anti-venom vaccine immediately following a bite may buy you the precious time needed to get your pet to the Veterinarian before they succumb to the bite.



JULY 20, 2020 ANNUAL ELECTION

WE NEED YOUR VOTE!

The Annual Election is scheduled for July 20, 2020. The purpose of the election will be to elect (3) three members to the Board. Please remember these instructions when voting:

- Fill out Ballot—vote for your choice of directors and on the IRS ruling.
- Place Ballot in the plain white envelope.
- Place plain white envelope in the special brown envelope.
- Write clearly your name and address on the upper left hand corner and then SIGN IT under your address.
- Mail it back to Keystone Pacific—the special brown envelope has been addressed and postage paid.

What is the IRS Revenue Ruling?

The Association is a non-profit organization. To comply with the IRS Revenue Ruling, if the Association has a surplus of funds at the budget year end, the membership needs to vote to apply any excess funds to replacement funds (reserves) or next year's budget to reduce potential tax liabilities.