

July 2020

MORGAN HEIGHTS

morganheightshoa.com

Independence Day/Summer Parties Reminder

Having a summer or 4th of July party? Please remember to follow the rules and regulations and keep the **noise level down**. Be courteous to your neighbors during this holiday. Do not leave any debris in the streets. Just a reminder: firecrackers, bottle rockets, cherry bombs and other devices that explode, move along the ground, or travel through the air are banned throughout the State of California. There is no safe or legal area to possess, sell or discharge these types of dangerous fireworks anywhere in the state.

Have a SAFE and SANE 4th of July!

GENERAL MAINTENANCE



Summer is here and warm weather returns! Now is the time to take a close look at the exterior of your home. Home repairs and general maintenance that has been put off all winter can now take place.

Please take a look at your property and address any maintenance concerns you notice. Take some time this weekend to spray weeds in your planters or the ones that pop up in the cracks of your driveway, remove any trees or shrubs that died last winter and put down a little mulch to freshen up your landscaping. It looks nice and it helps retain moisture in the soil so your plants require less water.

If the paint on your trim, shutters or garage door has faded please paint or touch it up, if the stucco is stained, wash it or restore it.

If you have a question about how to tackle a big project like painting or installing drought tolerant landscaping, please contact Management or attend a Board meeting. We will walk you through the architectural review process and help you get your project underway.

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

July 2020 REMINDERS

- Keystone is Closed for Independence Day (observed) - Friday, July 3rd
- 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.

SIGN UP FOR THE ACH PROGRAM

Save time and money and never miss a payment again! Sign up to have your assessment payments automatically debited from your checking or savings account. Please call Customer Care at 949-833-2600 or send an e-mail to ach@keystonepacific.com to request an ACH application.



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.



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.