

August 2020

# MORGAN HEIGHTS

morganheightshoa.com

## COMMUNITY LIVING

### Membership Means Organization

**Rules & Regulations**—Your Community Association is a non-profit corporation registered with the State of California. As such, it is managed by a Board of Directors who oversee the maintenance and operation of all common areas and facilities. The Board is responsible for governing the Association in accordance with the CC&R's, Bylaws, and the Articles of Incorporation.

**What are the CC&R's?** - Basically, the Covenants, Conditions, and Restrictions (CC&R's) are the legal documents that determine the guidelines for the operation of your community as a non-profit corporation. These guidelines are included in the title to your property and cannot be changed without proper action by the Board or by a vote of the Community Association Members. All homeowners must comply with the CC&R's. Failure to do so may result in fines.

**What are Bylaws?** - The Bylaws are the guidelines for the actual operation of your Community Association. The Bylaws define the duties of the various offices of the Board, terms of the Directors, the members' voting rights, required meetings, and other items necessary to run the Association as a corporation.

**Are There Other Rules?** - From time to time, rules will be adopted by the Board. These rules are meant to protect the living environment of your community, and may involve guidelines regarding parking and vehicles, pets, pool use hours, etc. Since the common areas are owned and maintained by the association, any intended changes or modifications must meet the approval of the Board.

### Membership Means Cooperation

**Assessments**—Maintaining and operating your common areas and facilities requires funds. These funds are collected from you in the form of assessments levied against your home. In addition, these monies provide for a reserve fund to offset future capital expenses. Your monthly assessment is due on the first day of the calendar month following your escrow closing and every month after.

**What If You Don't Pay Your Assessments?** - Payments received after the first of the month are subject to a late charge. Billing is a courtesy, not a requirement, failure to receive a statement does not negate legal responsibility to pay assessments. Unfortunately, non-payment can lead to legal proceedings.

### Membership Means Participation

**Making Your Community Work**—Since your Community Association is a corporation by law, the Board of Directors is required to oversee its' business.

The Board is responsible to enforce the CC&R's and Rules. You can make a difference— Thank you!

### **BOARD OF DIRECTORS:**

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

### **NEXT MEETING DATE:**

**August 24, 2020**

Annual Election

Location: Conference Call

*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](mailto:gprivitt@keystonepacific.com)

#### **COMMON AREA ISSUES:**

Danica Petroff

Phone: (951) 491-7363

[dpetroff@keystonepacific.com](mailto:dpetroff@keystonepacific.com)

#### **BILLING QUESTIONS/ ADDRESS CHANGES/ WEBSITE LOGIN:**

Phone: (949) 833.2600

[customercare@keystonepacific.com](mailto:customercare@keystonepacific.com)

#### **ARCHITECTURAL DESK:**

Phone: (949) 838.3239

[architectural@keystonepacific.com](mailto:architectural@keystonepacific.com)

#### **INSURANCE BROKER:**

Berg Insurance Agency

Michael Berg

(800) 989-7990

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

# August 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.
- August 24, 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.



## ANNUAL ELECTION RESCHEDULED

**Due to changes in the laws, the Annual Election needed to be rescheduled. If you have sent in the ballot for the July 20, 2020 meeting, it will be voided! You will receive a new ballot for the August 24, 2020 Election, approximately 30 days prior to the election. It's very important when you receive your new ballot to fill it out and mail it in. We are hoping for full participation, so please vote.**



### August 2020 ANNUAL ELECTION

#### **WE NEED YOUR VOTE!**

The Annual Election is scheduled for August 24, 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.

#### 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.