

September 2020

MORGAN HEIGHTS

morganheightshoa.com



Happiness is a butterfly, which when pursued, is always just beyond your grasp, but which, if you will sit down quietly, may alight upon you.

~**Nathaniel Hawthorne**

GOVERNING DOCUMENTS AND THE HONOR SYSTEM

So, you live in a common interest development. You've got your association's by-laws, CC&Rs and rules and regulations to contend with? What do you do about it? You may be surprised. Many association homeowners do really read through the documents and know what they are supposed to do or not do. Others merely go along with the flow, taking hints from their neighbor's actions (which is okay, if the neighbor is right!) until they get a notice of noncompliance. Generally, an association within a common interest development is equally obligated to perform three basic functions: to collect assessments; to maintain the common area; and, to enforce the governing documents. If you receive a letter indicating you may be in violation, it is the association's attempt to do their job as prescribed in the By-laws, and uphold the governing documents that you accepted when you purchased the property. While you may perceive the letter as singling you out, it may really be the association's attempt to avoid becoming a police state. Board members and association managers cannot be on every corner watching for violations like Orwellian "Big Brothers." They should not have to be, you have a copy of the governing documents to read. Associations, therefore, rely mainly on the concerns by members in the community to determine what violations exist. Based on the violation notice you received, you contact the association only to learn they did not know about other violations within the community. Now that the association has been informed, the board/management is obligated to send violation notices to those other owners as well. What should the board/management do, once they are told or become aware of a violation? The association is obligated to treat all like violations in a similar manner. This prevents misunderstandings and confusion and allows the board to perform its job as efficiently as possible. The main thing to remember is that an association, its board of directors and management are not a police force. The association mainly serves the limited functions listed above. They typically rely on the honor system, with periodic walkthroughs. With a little help and understanding from all owners, they community can work together to maintain the integrity of each individual property and continuity of the community at large. Courtesy and common sense are the guidelines.



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

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

September 2020 REMINDERS

- Keystone is Closed in Observance of Labor Day Monday, September 7, 2020.
- 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 - Monday
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.



YARD MAINTENANCE REMINDER

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 remember it is the responsibility of the homeowner to maintain their front yard landscape and mow strip, in front of your home. This includes removal of weeds, lawn maintenance such as watering, mowing, edging and fertilizing. If you are interested in installing artificial turf please make sure to submit an architectural application prior to installation. Artificial turf is a great way to save water and removes the hassle of yard maintenance. Homeowners must make the decision to either water their lawns or install drought tolerant landscape. Failure to proceed with one or the other may result in monetary fines being assessed.



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.
- 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.



**Morgan Heights Homeowners Association
Owner Notice Disclosure (Civil Code section 4041)**

California law requires Owners in a community association to provide the following information to the association on an annual basis. **If the below contact information has changed**, please complete and return this form to Keystone Pacific Property Management, LLC at the address shown below or send the completed form to forms@keystonepacific.com no later than October 31st.

Owners Name _____

Property Address _____

Owner Phone # _____ **Owner Email** _____

***ITEMS 1-6 NEED TO BE COMPLETED. IF NOT APPLICABLE, PLEASE INDICATE N/A**

1. Address or Addresses to which notices from the association are to be delivered:

2. Any alternate or secondary address to which notices from the association are to be delivered:

3. The name and address of your legal representative, if any, including any person with power of attorney or other person who can be contacted in the vent of your extended absence from your property:

4. Your property is (please check one): Owner occupied Rented out

If your property is rented out, please provide the following information:

Name of Tenant(s): _____

Phone Number: _____

Email Address: _____

- | | | |
|--|-----|----|
| 5. Is your property developed, but vacant (please check one)?: | Yes | No |
| 6. Is your property undeveloped land? | Yes | No |

**Please return this form to:
Morgan Heights Homeowners Association
c/o Keystone Pacific Property Management, LLC
16775 Von Karman Ave, Suite 100, Irvine, CA 92606**