

January 2021

MORGAN HEIGHTS

morganheightshoa.com



UNDERSTANDING THE VIOLATION PROCESS

The staff you see occasionally walking around the community with clipboards or tablets, are the association's covenants enforcement officers. They're inspecting the property to ensure that everything is working properly, that conditions are safe, and that nothing is reducing property values or your quality of life in our community.

In short, they're making sure policies and rules are being followed—from pet behavior, parking and unkempt lawns to improper exterior modifications and more. They field complaints from fellow homeowners and, if necessary, remind you (or your neighbor) when a rule has been overlooked.



The officers report their findings to the association board with photos and notes. Most violations are easily resolved with a Courtesy Notice. If not, the next step is a formal First Notice, then hearing before the board—we want to hear your side of the story. Those who continue to ignore rules may be fined, or worse. The most serious cases may end up in court, though we try very hard never to get to that point.

The association's covenants enforcement officers perform a vital function; please treat them with courtesy and respect. If you have any questions about the rules, the officers should be able to explain them. The association manager and board members also are happy to listen and respond to your concerns.



When you purchased your home in our common-interest community, you became contractually bound to abide by the covenants that protect the association. Please review them and ensure you are in compliance. You can find them on our website TriesteHOA.org.

BOARD OF DIRECTORS:

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

NEXT MEETING DATE:

Date and Time TBD
Location: Conference Call

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

IMPORTANT NUMBERS:

ASSOCIATION MANAGER:

Stephanie Biggs
Phone: (951) 491- 6866
Emergency After Hours:
(949) 833.2600
Fax: (951) 346-4129
sbiggs@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

JANUARY 2021 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 - Monday
Please remove trash cans from the common areas after this day.
- Next Board Meeting: TBD
- Keystone office will be closed in observance of New Years on December 31st & January 1st
- Please remember that Holiday decorations must be taken down no later than January 10, 2021.

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.



CHRISTMAS TREE PICKUP



Christmas tree collection began Dec. 26 in Temecula and will continue for a two-week period through Jan. 9, according to CR&R Inc., the city's waste management provider.

In order to have them picked up, customers should place trees at the curb on their regular collection days. Trees more than 6-feet-tall must be cut in half; smaller trees should be placed inside customers' green waste carts.

TIME TO ADJUST YOUR IRRIGATION

With cooler weather upon us, it's a good time to adjust your irrigation and save some money on your water bill. In the past, homeowners have reported excess water pooling in the gutters, running out of the drain cutouts in the curbs around this time and it is due to over-irrigated front and rear yards. If you have not done so already, please adjust your irrigation timers to compensate for the cooler weather.

A CHANGE TO ASSESSMENTS

As of January 1, 2021 the Morgan Heights Homeowners Association Dues are now \$125 a month (instead of \$123). If you are set up on automatic payment through your bank, be sure to notify them to adjust the amount of your monthly withdrawal. If you are using Keystone's ACH program, the amount will be updated for you. The primary reason for the increase to the dues is caused by the increase in minimum wage which affects vendor costs, the increased costs of safe operation with COVID regulations, as well as adjustments in order to ensure association reserves are fully funded.

