

February 2021

MORGAN HEIGHTS

morganheightshoa.com

WHAT ARE THE COVENANTS, CONDITIONS AND RESTRICTIONS (CC&RS)?

The CC&Rs are the “big Kahuna” of the governing documents. They contain the most comprehensive and probably the most important information about the development and its operation. If there is anything in another governing document that conflicts with a provision of the CC&Rs, the CC&Rs win (and the conflicting provisions are considered invalid).

The Declaration of CC&Rs is typically a lengthy document, setting up the general structure of the development and describing what land is subject to the governing documents, as well as what parts of the development are common areas owned by the Association.

The CC&Rs also contain restrictions on the use of each owner’s property as well as of the common areas. They specify the Association’s authority and obligations and define the rights and responsibilities of Association members (owners). Every owner must abide by all the rules, restrictions, terms, and conditions found in the CC&Rs.

By reviewing the CC&Rs, an owner or potential purchaser can learn about the general restrictions on the use of the property in the development, and about the rights and responsibilities of owners. For example, a review of the CC&Rs may reveal that owners may not have visible satellite dishes or antennas, or that all owners must mow their lawns once a week.



Most CC&Rs also contain procedures for amendments. If the development is older, the CC&Rs may already have a number of amendments revising the original terms.

Most state laws require recording the CC&Rs in the real property records in the county where the development is located. A copy must ordinarily be provided to a buyer prior to making a purchase. If you are an owner or potential buyer and don’t already have a copy of the CC&Rs, get one, and familiarize yourself with its terms.



BOARD OF DIRECTORS:

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

NEXT MEETING DATE:

March 17, 2021
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
customecare@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

FEBRUARY 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: March 17, 2021
- Keystone office will be closed in observance of President's Day on February 15, 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.



ANNUAL ELECTION UPDATE

In addition to this month's newsletter, you are receiving a Candidacy Statement form. Should you wish to be considered for the Board of Directors, please complete and return the form according to the enclosed directions. The Board of Directors meets quarterly to ensure the community is in compliance with CC&Rs, is financially stable, and to evaluate improvements, amongst other responsibilities.

PARKING REMINDERS: ARE YOU IN COMPLIANCE?

Have you been working from home? Please remember that patrons or clientele are not to regularly visit or conduct business at residences. This is in order to prevent any parking problems or unreasonable increases in the flow of traffic within the community. As a reminder, all vehicles are to be parked inside garages. Should an owner have more vehicles than their garage can accommodate, they may be parked on the driveway. No vehicles may be stored within the community, including for purposes of business or vehicle maintenance. Any vehicle that is parked in a fire lane or in any manner that obstructs free traffic flow, constitutes a nuisance or creates a safety hazard, or violates these rules may be towed away at the vehicle owner's expense.

A FEW SECONDS CAN MAKE A DIFFERENCE

Have you ever found yourself hurrying past a piece of litter without taking the opportunity to pick it up? The next time you are in that situation, consider taking just 10 seconds to pick it up. You may be the person that prevents someone from slipping on it, an animal ingesting it, or even a problematic buildup that can cause flooding when rain comes. Thank you for caring for our community and neighbors.

