

March 2021

MORGAN HEIGHTS

morganheightshoa.com



MAIL THEFT DURING TAX SEASON

Mail theft is the #1 white-collar crime in America. This is a reminder to our residents that criminals are now targeting new developments with community mailboxes. These community mailboxes offer criminals a one-stop shop. Thieves are prying open the front door of the mailboxes to gain access to the individual mail slots. Typically, the door is damaged so severely, mail is halted and the entire cluster mailbox has to be replaced which can cost \$2,000 or more to replace. One of the main motivators in mail theft is to subsequently steal that person's identity and receive access to their private information, including bank accounts and credit cards. The following are some tips to help prevent/ limit your exposure to mail / mailbox theft:



Report any suspicious persons or vehicles near the mailboxes to your local law enforcement.

Report anyone tampering with mailboxes, especially late at night or the early morning hours.

Retrieve your mail as soon as possible after it is delivered. Don't leave your mail unattended for extended periods. Don't leave it in your mailbox overnight.

If you cannot regularly retrieve your mail promptly, consider obtaining a P.O. Box service from your local post office.

If you will be away from home temporarily, you can notify your post office to hold your mail.



Always deposit your mail in a mail slot at your local post office, or hand it to your letter carrier.

Monitor your bank account statements regularly, and report any charges or checks you did not authorize.

Monitor your credit report and report any accounts you did not authorize.

Ask your bank for "secure" checks that can't be altered.

BOARD OF DIRECTORS:

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

NEXT MEETING DATE:

March 17, 2021, 5:30 PM
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

MARCH 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, 5:30 PM,
Location: Conference Call

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.



PARKWAY MAINTENANCE

Did you know that the parkway or “mow strip” in front of your home is a homeowner responsibility? Spring is a great time to pay some attention to this area to help keep our community looking fresh.



1. Check for and remove weeds
2. Replenish mulch, mow grass, replant balding groundcover
3. Trim tree shoots from trunk and remove dead growth

4. Remove tree stakes if the tree trunk has become larger than the stakes. If stakes are not ready to be removed, make sure they are standing straight and tall, and that the tree is securely tied between them.
5. Planning something different? Don't forget to file an architectural application and receive approval prior to beginning your project.

DAYLIGHT SAVINGS FUN FACTS - MARCH 14

In the United States, daylight saving time begins at 2:00 a.m. on the second Sunday in March and ends at 2:00 a.m. on the first Sunday in November.

Daylight saving was chosen to start at 2:00 a.m. because it is when the fewest trains were running, and it prevents the date from switching to yesterday. Additionally, 2:00 a.m. is before most shift workers leave for work, and it causes minimal disruption to bars, which close at 1:59 a.m.

Benjamin Franklin was the first to suggest a change in sleep schedule in 1784 after visiting Paris. In a witty essay titled, “An Economical Project for Diminishing the Cost of Light,” he calculated, jokingly, that Paris could save \$200 million in candles of today’s dollars if they adopted daylight saving time.

When daylight saving time was extended in 2007, there was a 7% decrease in crime in the U.S.

“Cyberloafing,” or surfing the web for enjoyment during work hours, increases significantly the first Monday after daylight saving time begins in the spring. Researchers attributed this increase to lack of sleep and thus lack of focus and motivation.

APPLICATION FOR CANDIDACY FOR THE BOARD OF DIRECTORS

Dear Homeowner:

The Annual Election will be held in . If you are interested in serving on the Board, please complete this application and return it to **KEYSTONE** by 5:00 PM on . For specific candidate qualifications, please contact Management for a copy of your community's Election Rules.

Members are encouraged to confirm their personal contact information by the deadline set forth for submitting nominations to ensure that Members have an opportunity to review their personal information at least thirty (30) days before ballots are mailed.

NAME: _____

(Note: Be sure to complete and return verification information on page 2 of this application)
Candidacy statement needs to be kept to one page. Please type in the information requested below.

WHY WOULD YOU LIKE TO SERVE AS A BOARD MEMBER?

WHAT IS YOUR BACKGROUND?

WHAT IS YOUR VISION FOR THE COMMUNITY AND WHAT WOULD YOU LIKE TO ACCOMPLISH DURING YOUR TERM OF OFFICE?

PLEASE NOTE: PER CALIFORNIA CIVIL CODE SECTION 5105(a), A COPY OF THIS FORM MAY BE INCLUDED WITH THE OFFICIAL BALLOT. THE CANDIDATE/MEMBER IS SOLELY RESPONSIBLE FOR THE CONTENT OF THIS COMMUNICATION. THE ASSOCIATION DOES NOT EDIT OR REDACT ANY CONTENT

APPLICATION FOR CANDIDACY FOR THE BOARD OF DIRECTORS

HOMEOWNER VERIFICATION INFORMATION

ADDRESS: _____

WORK PHONE NUMBER: _____

HOME PHONE NUMBER: _____

CELL PHONE NUMBER: _____

E-MAIL ADDRESS: _____

I, _____, hereby certify that the information above is true and correct and that I have not been convicted of a crime which, if elected, would either prevent the Association from purchasing fidelity bond coverage required by California Civil Code section 5806 or terminate the Association's existing fidelity bond coverage.

Signature: _____ Date: _____

To request an electronic copy of the Candidacy Application, please contact reconnect@keystonepacific.com.

Completed Candidacy Applications must be submitted to reconnect@keystonepacific.com or to the following address before the deadline: