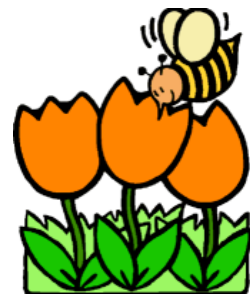


April 2021

# MORGAN HEIGHTS

morganheightshoa.com

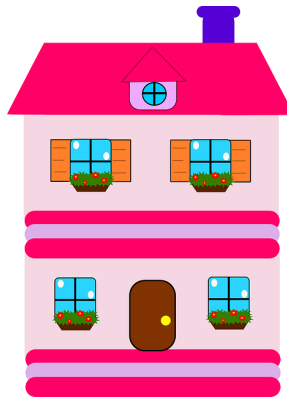


## WHY WE HAVE A DESIGN REVIEW PROCESS

Like many community associations, we have a set of written design review standards and processes. Some homeowners mistakenly believe these standards restrict their freedom of individual expression; actually they provide a framework within which each homeowner can express individual tastes and preferences. The standards have been carefully developed to reflect a balance between individual rights and the good of the entire association—that is, property values.

OK, but why are do we need processes and guidelines to maintain architectural standards?

Perhaps most importantly, we need a basis for treating all homeowners fairly and reasonably. Written guidelines allow you and the design review committee to work from the same criteria.



Sometimes architectural requirements can be complex. The guidelines show you exactly what is required, and helps you design improvements that comply with the community's standards.

And then there's the application and approval part of the process. The review committee members assure you they want the paper work to be as simple as possible for everyone. The guidelines take the guesswork out of your application and their decision making.



In fact, they not only provide criteria for the current committee to make appropriate decisions, but for successive committee members to make consistent decisions in the future. Without the criteria in the guidelines, the application approved today may result in construction deemed unacceptable by new committee members upon completion.

One last purpose of the guidelines is to clarify the association's authority in this area. State statutes and our governing documents give the association a legal right to enact and enforce design review standards. The guidelines spell this out so everyone understands they must comply even if they don't agree.

## **BOARD OF DIRECTORS:**

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

## **NEXT MEETING DATE:**

June 9, 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](mailto:sbiggs@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

## APRIL 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: June 9, 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](mailto:ach@keystonepacific.com) to request an ACH application.



### GETTING RID OF GOPHERS

Did you know gophers are most active in spring and fall? They are particularly attracted to moisture and often seek out soil with high concentrations of clay. Gopher mounds have been located in the Morgan Heights community, likely due to it's favorable conditions for these critters.

While community areas have been treated, you may want to consider implementing some of the following tips to keep your own yard gopher-free.



1. Mulch around your plants to prevent gophers from pulling them underground or eating their tops. The mulch makes it harder for these animals to dig through, and they are also known to dislike the smell and taste. Gravel creates a similar barrier when poured around yards or even mixed into dirt within a perimeter.
2. It isn't realistic or necessary to get rid of all your plants in order to keep away gophers. Instead, try reducing the amount of plants in your vegetable garden or making them harder to access. Trim back bushes and shrubbery, and pick up any ripe fruit or vegetables as they fall to the ground. Gophers will still feed on their favorite part of the plant – the roots – but they may be less likely to venture into your yard in the first place.
3. Gophers need loose soil in order to easily dig through a yard. Try to pack down your soil as much as possible and make it harder to move through. Lawn rollers are easy to use, allowing you to walk along your entire property while packing down the dirt.
4. Since gophers are so small and have many different predators, they're constantly on alert for new noises, scents and obstructions. This makes it easy to scare them off with a speaker or radio, especially underground where it can fill their burrows and push them away from your property. Seal your radio or speaker inside a plastic bag and drop it into one of the burrows' entrances while playing any type of radio show or song. But whether your speaker is above or underground, make sure it does not disturb your neighbors.

The good news is these creatures live mostly solitary lives. Chances are that if you find you have a gopher in your yard or garden, you will only need to remove one animal..