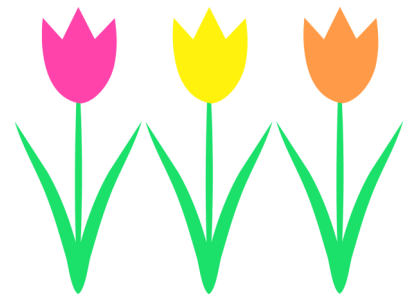


MAY 2021

MORGAN HEIGHTS

morganheightshoa.com



HOW WE USE A RESERVE STUDIES IN BUDGET PREP

Certain expensive common elements must be replaced every 10, 15, or 20 years.

Part of preparing the budget includes calculating how much money the association must set aside this year so we have the needed funds when the items such as fencing need to be replaced or repaired. To make sure we estimate as accurately as possible, we work closely with a reserve specialist.

The reserve specialist will prepare a study that will provide the board with guidance on how to keep our association's physical assets from deteriorating faster than our financial assets increase.



The reserve specialist will visit the community to inspect it and prepare a written reserve study for the association. That report will include an inventory of all common area items, recommendations on what needs to be replaced and when, what the replacements will cost, and a plan for paying for them.

The reserve specialist chosen by the board has the expertise and experience to accurately determine the life cycles of our common components and will help the board estimate the cost to repair or replacement them.



The reserve specialist is also expert at analyzing the financial resources needed to maintain the common elements over time and will advise the board how to balance the size of the reserve fund against the deterioration of the common elements.

Since the community's physical assets are constantly decaying, the guidance of a reserve specialist will help the board protect those assets and keep the community looking its best at all times—and that helps protect our property values!

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

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

MAY 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
- Keystone is closed in observance of Memorial Day - Monday May 31, 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.



GARAGES & PARKING:

Garages must be maintained to house the number of motor vehicles owned by the owner to its fullest extent possible. Garages are to be used for parking vehicles only and shall not be converted for storage, living or recreational activities. It is requested that all residents first utilize garage for parking of vehicles. Garage doors are to be kept closed except when vehicles are entering or exiting the garage.



Do you have more vehicles than you have garage spaces? CC&Rs require that additional vehicles be parked on your driveway. Please remind guests utilizing street parking to be mindful of neighbors mow strips and irrigation, and to avoid walking across these spaces.

NEIGHBOR TO NEIGHBOR:

Living in an HOA offers many advantages, but at the same time does impose some restrictions. These restrictions are not meant as an inconvenience, but rather as a means of maintaining harmony and protecting property values in your community. With neighbors in close proximity it can be difficult for everyone to get along. Backyard landscaping needs to be trimmed to not encroach upon your neighbor's property. If you have overhanging tree branches or climbing vines, please be sure to trim them regularly. A key to a happy community is respect. Respecting your neighbor's right to the quiet enjoyment of their home is part of the arrangement. Your neighbors will appreciate, and hopefully reciprocate, your efforts to lower the volume, keep your pets quiet and keeping interior remodeling and entertaining to reasonable hours.

