

APRIL - JUNE 2022

MORGAN HEIGHTS

morganheightshoa.com

WHAT IS AN AUDIT?

An audit is a complete study of the financial statements of the organization or, in this case, the HOA. Just about every business does an annual audit of its financial statements to comply with various requirements. Audits are complete, objective, and impartial evaluations of the organization's finances. Financial audits can also be done internally. These internal audits are extremely useful for improving internal HOA financial management. Thus, they are usually given directly to the board of directors for review.



While financial reports and regular financial reviews are also highly useful tools, the HOA audit is more than just a report. It's also an authoritative document as well. With an audit, the board can support a declaration of its finances. With a comprehensive HOA audit, the board is getting more than just a complete overview of its current finances. It is also providing prospective home buyers a supporting document that will help lenders come to a decision. Home resale disclosures will also provide an HOA audit as a document as well. Not only are your audits helping residents move in, but they are also helping owners sell their homes as well.

SPRING LAWN CARE



Stop summer weeds: Don't let annual weeds crowd out your lawn this year. Use a pre-emergence herbicide to stop them from growing. Spread the pre-emergence product from mid-February to early March for best results.

Begin mowing: Start mowing your lawn as it begins to grow in late spring.

Don't let thatch build up: Thatch -- a layer of old, dead grass stems -- can stop air and water from getting to your lawn's root system. Remove thatch before the grass starts growing in summer.

BOARD OF DIRECTORS:

President - Vacant
Vice President - Alex Henry
Treasurer - Marty Stark
Member at Large - Bonnie Bell
Secretary - Justin Nowland

NEXT MEETING DATE:

June 15, 2022
Location: Conference Call (Zoom)

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:

Lily Roman
(951) 395-1477
lroman@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

APRIL - JUNE 2022 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 15, 2022
- Keystone Pacific will be closed for Memorial Day on May 30th, 2022

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.



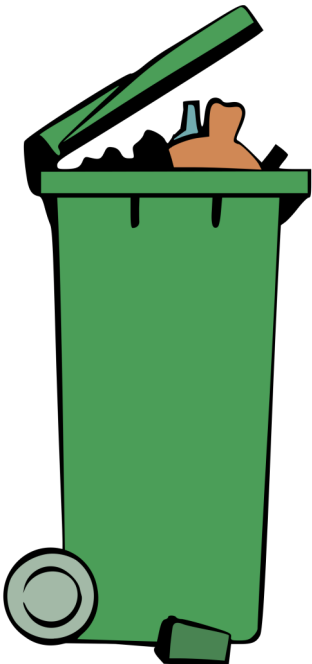
TRASH CAN RULE ENFORCEMENT

Many HOA communities, including Morgan Heights, have restrictions regarding the placement of trash bins and the timing of which they are allowed to be out. Homeowners often feel that this type of violation is petty and unimportant. Many don't understand why their documents restrict the location, or time in which their receptacle can be out for pick-up. Believe it or not, there are several good reasons for having these restrictions. Below are the reasons that developers and lawyers involved in the initial community setup include trash bin restrictions.

Aesthetics – No one likes looking at trash cans up and down a street. Trash and recycle cans are big, bulky, and usually an unattractive color, like bright green or mud brown. Most HOAs are trying to achieve a very specific, clean, attractive look and get away from the look of a downtown city street.

Identity theft – Your trash can be a target for new age thieves. Identity theft has been a reality for millions of Americans and the number of reported cases continues to be on the rise. Many people would like to think they don't just throw this kind of information away, but you'd be surprised. If a thief cannot spot your trash, they have nothing to rummage through.

Animal control – Keeping trash bins out can be an invitation for pests. Every family loves their cats and dogs. However, no one enjoys when wild animals make a mess when rummaging for food in the trash.



Although homeowners may get frustrated at times with the rules and regulations, please understand that they are in place for the greater good. Restrictions concerning HOA trash can and recycle receptacles are no different. They are in place to help protect the community and its homeowners. Cooperation in following the CC&Rs helps your HOA manager accomplish their goal of having a well rounded, safe, clean community that maintains its property values.