



MONARCH BEACH MASTER HOMEOWNERS ASSOCIATION  
www.monarchbeachhoa.org

April 7, 2015

Dear Monarch Beach Master Homeowners Association Homeowner:

The Board of Directors recently approved replacing the current transponder, access control and gate systems at both the Niguel and Stonehill entries.

The start date for the Niguel gate will be April 13, 2015. The Niguel gate will be completely closed down for approximately 8 to 12 weeks. Once the Niguel gate is complete, work will begin on the Stonehill gate (beginning of July 2015).

There will be some upheaval during this process as the gates will be closed down. Please remember to leave extra time for entry and exit.

Part of this renovation is to replace existing windshield transponders with new headlight mounted tags. Although the new transponder tags are permanently affixed to the headlight and non-transferable, they are small and unobtrusive. The transition from the current battery powered windshield transponders to the sticker tags is due to advances in reader technology, as well as parts/service equipment becoming unavailable and obsolete. Additionally, the newer technology is more reliable and will have better performance than the existing battery powered transponders.

In order to obtain a new transponder, please submit the transponder request form along with a check written to Monarch Beach Master Homeowners Association in the amount of \$25.00 per transponder tag.

Please mail the transponder request form and check to:

Monarch Beach Master Homeowners Association  
c/o Keystone Pacific Property Management  
16775 Von Karman, Suite 100  
Irvine, CA 92606

The Stonehill gate house will be available to install the new transponder tags for the following communities on the following dates and times:

**Marquesa:**

Wednesday, May 6, 2015 – 6:00 A.M. to 8:00 A.M.

Friday, May 8, 2015 – 6:00 P.M. to 8:00 P.M.

Saturday, May 9, 2015 – 9:00 A.M. to 12:00 P.M.

**- OVER -**

*Professionally Managed by:*

Keystone Pacific Property Management, Inc.

16775 Von Karman Avenue, Suite 100 · Irvine, CA 92606-4960 · Tel (949) 833-2600 · Fax (949) 833-0919

www.keystonepacific.com



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**Antigua:**

Wednesday, May 13, 2015 – 6:00 A.M. to 8:00 A.M.

Friday, May 15, 2015 – 6:00 P.M. to 8:00 P.M.

Saturday, May 16, 2015 – 9:00 A.M. to 12:00 P.M.

**Villas:**

Wednesday, May 20, 2015 – 6:00 A.M. to 8:00 A.M.

Friday, May 22, 2015 – 6:00 P.M. to 8:00 P.M.

Saturday, May 23, 2015 – 9:00 A.M. to 12:00 P.M.

**Estates:**

Wednesday, May 27, 2015 – 6:00 A.M. to 8:00 A.M.

Friday, May 29, 2015 – 6:00 P.M. to 8:00 P.M.

Saturday, May 30, 2015 – 9:00 A.M. to 12:00 P.M.

**Montego:**

Wednesday, June 3, 2015 – 6:00 A.M. to 8:00 P.M.

Friday, June 5, 2015 – 6:00 A.M. to 8:00 A.M.

Saturday, June 6, 2015 – 9:00 A.M. to 12:00 P.M.

Please be advised that the transponder request form and check must be received by Management before your transponder tag will be distributed. The old windshield transponders will not operate the new gate equipment being installed at the Niguel or Stonehill gates.

This project is scheduled to be fully complete and operational at both gates approximately the end of August 2015.

If you have any questions, please contact the undersigned at (949) 838-3291 or [kdean@keystonepacific.com](mailto:kdean@keystonepacific.com). Thank you all in advance for your anticipated cooperation with this project.

On Behalf of the Board of Directors,  
Monarch Beach Master Homeowners Association

*Kim Dean*

Kim Dean, CCAM  
Senior Community Association Manager

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