

OCTOBER 2018

# MONARCH BEACH MASTER HOMEOWNERS ASSOCIATION

[www.monarchbeachhoa.org](http://www.monarchbeachhoa.org)



*Professionally Managed by Keystone Pacific Property Management, LLC - 16775 Von Karman, Ste. 100, Irvine, CA 92606*

## MONARCH BEACH DRIVE ROADWORK

Monarch Beach Drive is in need of road work. Most asphalt roads have a longevity of approximately 30 years before major repairs need to be done. The oldest portion of the road, the south portion, from the Stonehill gate to Lot 10C, was built in 1982. The remaining portion of the road, the north portion, from Lot 10C to the Niguel gate, was built about 10 years later.

Annually, we commission a Reserve Study that gives us best estimates on costs of replacements and repairs to our community and specifically at what time juncture. We have known that Monarch Beach Drive was approaching its maximum lifespan, so the Board engaged LaBelle-Marvin, a respected engineering firm, to analyze the condition of the road and propose a scope of work.

LaBelle-Marvin did an inspection and took coring samples. They determined that the south section (20% of the total road stretching from Lot 10C to Stonehill Gate) needs more repair than the north section (80% of the road from Lot 10C to Niguel Gate). The south 20% portion was constructed using a thin aggregate base, and now has heavy cracking, with a shallow placement of engineering fabric. Due to these factors, it cannot be repaired/sealed and must be torn out and replaced in its entirety. The north 80% portion was built approximately 10 years later and is in better condition. It requires the installation of new engineering fabric with a new two inch asphalt concrete pavement overlay in order to extend its life.

Combined estimates are around \$750,000 for the road work needed. Our prior Reserve analysis had not sufficiently anticipated the extensive nature of the work that would be required to rehabilitate Monarch Beach Drive. As a result, we do not have the funds to do all of the road work at the same time without underfunding other capital improvements.

The Board looked at several options and decided to move forward with the overlay improvements for the north 80% section in 2019. Phase 2 replacement of the south section is tentatively scheduled for 2022. This option has the advantage of preserving the longer section of road that is in better condition, so it does not further deteriorate. We project we will have sufficient funds in the Reserve account to replace the south 20% section in 2022. However, if the south section completely fails before we have funds saved to replace it, a special assessment may be necessary.

The 2019 Reserve analysis that you will receive in the next 45 days will reflect the most current assumptions based on the engineering study. Once those increased costs were included, the analysis concluded that the HOA's 2019 reserves are 66.87% funded.

At the September Board meeting, the Board made the difficult decision to raise monthly fees by \$20.00 to rebuild the Reserves and cover increased Operating expenses. The Board believes that by raising monthly fees, a special assessment to cover the roadwork will not be necessary.

You will receive more detailed financial information when the 2019 Reserve analysis and Annual Budget are distributed to all homeowners in a few weeks.

## BOARD OF DIRECTORS:

Gena Stinnett – President  
David Whitham – Vice President  
Steven Shryock – Secretary  
Carol McClain – Treasurer  
Daniel Castello – Member at Large

## NEXT BOARD MEETING:

**November 26, 2018 @ 6:00 PM**  
Location: Dana Hills Tennis Center  
24911 Calle De Tennis] Dana Point, CA  
92629  
Upstairs Meeting Room

*The final agenda will be posted at the gate and on community website. You may also obtain a copy of the agenda by contacting Management at 949-430-5804.*

## IMPORTANT NUMBERS:

### ASSOCIATION MANAGER:

**Rosmen Paguio**  
Phone: 949-430-5811  
Fax: 949-833-0919  
[rpaguio@keystonepacific.com](mailto:rpaguio@keystonepacific.com)  
**Emergency After Hours: 949-833-2600**

### COMMON AREA ISSUES / DECALS / TRANSPONDERS / GATE KEYS:

**Deborah Marino**  
Phone: 949-838-3273  
[dmarino@keystonepacific.com](mailto:dmarino@keystonepacific.com)

### BILLING QUESTIONS/ ADDRESS CHANGES/ WEBSITE LOGIN:

Phone: 949-833-2600  
[customercare@keystonepacific.com](mailto:customercare@keystonepacific.com)

### GATE HOUSES:

Niguel Entrance: 949-496-8495  
Stonehill Entrance: 949-661-9602

### STREET SWEEPING:

Second and Fourth Mondays of each month from 8 am – 12 pm. Please inform vendors and/or guests not to park on the streets that morning.

### SUB ASSOCIATION INFO:

Keystone Pacific Property Management  
Villas 949-833-2600  
Marquesa 949-833-2600  
Antigua 949-833-2600  
AMMCOR  
Montego 949-661-7767

## October 2018 REMINDERS

- Keystone Pacific will be closed on November 12, in observance of Veteran's Day and on November 22-23, in observance of Thanksgiving.
- 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.
- Monday, November 26, 2018 - Board Meeting @ 6:00 p.m.  
Location: Dana Hills Tennis Center  
24911 Calle De Tennis, Dana Point, CA 92629



## PAYMENT UPDATE:

Effective immediately, your account number and where to send your assessment payment has changed.

To avoid delays in processing your assessment payments, please update your records.

Your new 10 digit account number can be found in your billing statement. The new payment address is:

**File 1958, 1801 W. Olympic Blvd.  
Pasadena, CA 91199-1958.**

If you have any questions, please call 949-833-2600.

## UPCOMING ELECTION – NOVEMBER 26, 2018

The Annual Meeting of the Members and Election of the Board of Directors is coming up soon. Remember, your vote counts! This is your chance to make your voice heard. You can return your ballot via mail, in the pre-paid return envelope, or hand carry it to the Annual Meeting on Monday, November 26th at the Dana Hills Tennis Center, 24911 Calle De Tennis, Dana Point, CA 92629.

Please contact Management if you do not receive a ballot in October, or if you need another copy. Thank you.

## VISIT [www.monarchbeachhoa.org](http://www.monarchbeachhoa.org)!

Log onto the community website to:

- Submit maintenance requests, address changes
- Get the latest community news & updates
- Obtain minutes, newsletters, policies, forms
- Access your account online
- Pay your HOA bill online

Should you have problem logging onto the community website, please call Customer Service at 949-833-2600.



## SIGN UP FOR COMMUNITY E-NEWS

Sign up to receive news and updates pertaining to our community association via email.

To sign up, please register from the "Account Notifications" page once you have logged into the KPPM Connection at [www.kppmconnection.com](http://www.kppmconnection.com).



## 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 [customer care@keystonepacific.com](mailto:customer care@keystonepacific.com) to request an ACH application.