

APRIL 2019

# 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

## PET RULES

The Board of Directors has received complaints about dogs being off-leash in the common areas, which is against the rules, and would like to remind residents to abide by the following **Pet Rules** in the Rules and Regulations:

- All dogs must be restrained by a fence, wall, or substantial chain or leash not exceeding 6 feet.
- No person shall permit any animal under his/her control, care or custody to trespass upon any common area or private property.
- Dogs are not allowed on the golf course, common area lawns, facilities, slopes, lots or any private property. Please maintain your dog's needs in your own yard. **NOTE:** Your own yard, however, must be maintained in an odor-free, sanitary manner. Lawns, garages, walks, patios, driveways must be kept free of waste and debris. Frequent flea eradication and hosing with a disinfectant can help control odor and vermin.
- Should however, defecation on any common area, or property other than your own occur, all evidence of such shall immediately be removed by the person having control, care, or custody of the animal. Do not dispose of plastic, paper, and animal feces on the slopes lawns, shrubs, empty lots, or storm drains. **NOTE:** It is a violation of state environmental laws to dispose of anything in the storm drains AND such disposal is subject to heavy state penalties.
- Pet waste is creating an every increasing health and safety hazard. Children are our #1 resource and they cannot safely play on lawns and soil contaminated with feces and urine, residue teeming with fleas, ticks, worms, mosquitoes and other vermin.
- Owners will be held absolutely responsible and liable for any damage to persons or property caused by their own pets, and by pets kept upon or brought to the community by guests or service personnel.

Not familiar with these rules? You can find them on our website at <https://monarchbeachhoa.org/> under the "Association" drop-down menu under Rules & Regulations.

### **BOARD OF DIRECTORS:**

Gena Stinnett – President  
David Whitham – Vice President  
Paul Jacobs – Secretary  
Carol McClain – Treasurer  
Jim Bradley – Member at Large

### **NEXT BOARD MEETING:**

**May 13, 2019 @ 6:00 PM**

Location: Prendiville Insurance Office  
24661 Del Prado, Suite 3, Dana Point, CA  
Upstairs Conference 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

Estates 949-661-7767

## APRIL 2019 REMINDERS

- Keystone Pacific will be closed on May 27, 2019, in observance of Memorial Day.
- 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, May 13, 2019 - Board Meeting @ 6:00 p.m.  
Location: Prendiville Insurance Office  
24661 Del Prado, Suite 3, Dana Point, CA



## PAYMENT UPDATE:

As a friendly reminder, 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.

## SKATEBOARDING NOT ALLOWED

- **SKATEBOARDS ARE NOT ALLOWED ANYWHERE** within the Master Association due to the many risks involved. Due to the serious nature of the offense, Skateboards will be levied a fine for the first offense, and legal action will be taken if the offense is repeated.
- Owners will be held liable for any reasonable costs incurred by the Association for the repair or replacement, due to negligent or willful damage or destruction to structures, fences, gates, landscaping and recreational areas caused by said owner, tenants, guests, or persons in owner's hire. Such costs, plus possible penalty assessment, will be charged back to the owner's next monthly dues statement.

## COMMUNITY UPDATES

- Please take a moment to remind all guests and vendors of the need to follow instructions by the gate staff, and to check on the website for maintenance advisories on the possible need to use the other gate entrance.
- The transponder lane is only for vehicles with transponders, as the gate attendant can not see the displayed decal or guest pass. Please remember that the transponder lane has priority over vehicles entering through the guest lanes.
- **Reminder** - There is no parking allowed along Monarch Beach Drive, except for use at Lot 10c by homeowners displaying a handicap placard.

## 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.

