

October 2019

MONARCH BEACH MASTER HOMEOWNERS ASSOCIATION

www.monarchbeachhoa.org

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

BOARD MEETING SCHEDULE 2019

The next Board meeting is on October 28, 2019. There **will not** be a Board Meeting in November. Instead, we will hold the last scheduled Board Meeting of the year concurrent with the Annual Election on December 2, 2019. So in short, the last two scheduled meetings of 2019 will be October 28, 2019 and December 2, 2019. Please contact Management if you have any questions or concerns.

2019 ANNUAL ELECTION – DECEMBER 02, 2019

In late October, you will receive election ballots in the mail, please vote and return those as soon as you can. The Election is an important process for an HOA. The Board of Directors serves the most important role in an Association. It is important to you as a Homeowner to participate and vote. The Delegate Meeting – at which the Annual Election is held – will be held on December 2, 2019 at the Dana Hills Tennis Center, 24911 Calle De Tennis, Dana Point, CA 92629, at 6:00 P.M., concurrently with the Board meeting.



IT'S TIME TO FALL BACK ON NOVEMBER 3, 2019

The first Sunday in November is when Daylight Saving Time ends in most areas of the U.S., so we “fall back” and return to Standard time. Set your clocks back one hour before bed the prior Saturday night so you don't forget.

AFTER HOURS EMERGENCY REMINDER

Should you notice any landscape issues (i.e. fallen trees, broken sprinklers) or common area concerns that requires *immediate* attention and it's past Keystone Pacific's regular business hours, please call the after-hours emergency line at (949) 833-2600 and follow the directions to be connected with the on call service. Please be prepared to provide the closest address to the issue's location.

BOARD OF DIRECTORS:

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

NEXT BOARD MEETING:

October 28, 2019 Sessions start at Executive: 6:00 PM General: 6:30 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 949-430-5807

IMPORTANT NUMBERS:

ASSOCIATION MANAGER:

DeLawrence Roby
Phone: 949-430-5807
Fax: 949-377-3309
droby@keystonepacific.com
Emergency After Hours: 949-833-2600

COMMON AREA ISSUES / DECALS / TRANSPONDERS / GATE KEYS:

Robert L. Williams
Phone: 949-503-0342
rlwilliams@keystonepacific.com

BILLING QUESTIONS/ ADDRESS CHANGES/ WEBSITE LOGIN:

Phone: 949-833-2600
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

- 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, October 28, 2019 - Board Meeting
Executive Session: 6:00 p.m.
General Session: 6:30 p.m.
Location: Prendiville Insurance Office
24661 Del Prado, Suite 3, Dana Point, CA
Upstairs Conference Room
- Keystone Pacific Closed in Observance for the Following Days -
 - * Veteran's Day - Monday, November 11th
 - * Thanksgiving - Thursday, November 28th
 - * Day After Thanksgiving - Friday, November 29th

PAYMENT UPDATE:

As a friendly reminder, where to send your assessment payment has changed.

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

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

**PO BOX 513380
Los Angeles, CA 90051-3380**

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

ENTRY GATE REMINDERS:

- Please remember that the **barrier arms come all the way down between cars** at the Entry Gates. Do not try to follow a car in through the barrier arms. Homeowners will be charged for repairing the gate damage caused by cars not stopping between vehicles.
- The resident transponder lane is **only for vehicles with transponders**. If you are in the transponder lane, and don't have a transponder, you may be asked to back up and use the guest lane. Do not expect the guard to just waive you in. It does not matter if the guard knows you or not.
- Please be kind and courteous to guards at the gate. Although they work for the HOA, they do not personally work for you. They have to follow the proper procedures to help ensure that only people who are authorized enter the community. This includes denying guests access that are not called in or listed properly and denying transponder lane use for vehicles without a transponder.

GENERAL SESSION BOARD MEETING HIGHLIGHTS – 09/23/2019

- The Board approved the August 26, 2019 General Session Board Meeting Minutes
- The Board approved the August 31, 2019 Financial Statement.
- The 2020 budget was discussed. Treasurer, Jim Bradley will work with Management to draft a budget for Board approval for the October 28, 2019 Board Meeting.
- The Board approved the Holiday Light proposal from Shine Illumination for a total cost of \$7,700.00.
- The Board approved the annual tree trimming proposal from Grant's Landscape for a total cost of \$9,720.00.
- The Board approved the re-stripping of 12 speed bumps in the community proposal from Bostick Company, Inc. for a total cost of \$695.00

