

JULY 2020

Monarch Beach Master Homeowner's Association

www.monarchbeachhoa.org

VOLUNTEERS WANTED:

Your Board is forming two Committees of the Board, and invites volunteers from the community to join.

- The first is to work on a comprehensive set of new **rules and regulations** for the community. It's long overdue. Requirements: cleared-eyed, good writer and proofer, and a little time. Please give your Board a hand. We need your input!
- Secondly, your Board is forming a Committee to study the feasibility of redevelopment of Lot10C with an eye towards creating more diverse use of the property.

Please notify DeLawrence Roby at droby@keystonepacific.com if you're willing to step up and give us a hand. **We need you!**

UNLEASHED DOGS - LOT 10C

Allowing your dog to be unleashed (outside of your home) is against the law in the City Of Dana Point. The same holds true within the Monarch Beach Community. There have been a number of incidents at Lot10C arising from unleashed dogs. Sadly, the Board must now investigate what enforcement possibilities are available. Please let the community avoid this expense of enforcement, and embarrassment (and expense) to yourself, by keeping your dogs leashed **AT ALL TIMES** outside of your home.



Help Save Your HOA \$5,000 A Year

Not enough of our members have signed up for automatic payment of your monthly HOA assessment. This requires our property manager (Keystone) to mail hundreds of statements and envelopes each month. This is 2020 folks - make it easy on yourself. It's safe and easy. Sign up for digital payment. **And while you're there, "keep in the know" by adding your email address to our "e-blasts" list. Find out what's happening in your community. Your email will not be made available to outside vendors or solicitors. It is solely for the purpose of communicating with our members.**

E-MAILS PLEASE!

If you have not provided your email address to receive E-Blasts and important notices, Management and the Board encourage all homeowners to do so. To sign up, please register from the "Update My Profile" page once you have logged into your billing account at: www.kppmconnection.com.

BOARD OF DIRECTORS:

President: Paul Jacobs
Vice-President: James D. Cigler
Treasurer: Jim Bradley
Secretary: Carol McClain
Member-at-Large: David Whitham

NEXT TWO BOARD MEETINGS:

JULY 27, 2020 @ 6:30 PM
August 24, 2020 @ 6:30 PM
Location: TBD

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:

Francesca Vanni
Phone: 949-570-1304
fvanni@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

Sea Breeze
Montego 949-661-7767
Estates 949-661-7767

JULY 2020 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 - Please check with your sub-association for your trash pick-up day. Please remove trash cans from the common areas after this day.
- ◆ July 27, 2020- Board Meeting @ 6:30 PM
August 24, 2020 - Board Meeting @ 6:30 PM
Location: TBD

HOMEOWNER ASSESSMENT CHANGE

Effective immediately, the payment address for assessments has changed to:

PO BOX 513380
Los Angeles, CA 90051-3380



NORDIC iGATE MOBILE APP

The Board of Directors is encouraging homeowners and residents to download the free Nordic Security iGate app for both iPhone and Android. You can download it from an app store, such as GooglePlay or iTunes Store.

Using the app, you can manage all of the basics of your gate access profile right from your phone or tablet. Whether it is pizza delivery or a family friend, a few quick clicks, and your guest is registered. Minutes later, your guest arrives at the gate and they are quickly issued a pass. This saves time for you and reduces processing time for the guards.

If you prefer using the web rather than an app, an online web page for access is also available to manage visitors and vendors:

<https://access.nordicsec.com/login.aspx?CID=1>

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 to request an ACH application.

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 only**. If you are in the transponder lane, 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 ensure the Community's safety. This includes denying guests access that are not called in or listed properly and denying transponder lane use for vehicles without a transponder.

APPLICATION FOR CANDIDACY FOR THE BOARD OF DIRECTORS

Dear Homeowner:

The Annual Election will be held in . If you are interested in serving on the Board, please complete this application and return it to **KEYSTONE** by 5:00 PM on . For specific candidate qualifications, please contact Management for a copy of your community's Election Rules.

Members are encouraged to confirm their personal contact information by the deadline set forth for submitting nominations to ensure that Members have an opportunity to review their personal information at least thirty (30) days before ballots are mailed.

NAME: _____

(Note: Be sure to complete and return verification information on page 2 of this application)
Candidacy statement needs to be kept to one page. Please type in the information requested below.

WHY WOULD YOU LIKE TO SERVE AS A BOARD MEMBER?

WHAT IS YOUR BACKGROUND?

WHAT IS YOUR VISION FOR THE COMMUNITY AND WHAT WOULD YOU LIKE TO ACCOMPLISH DURING YOUR TERM OF OFFICE?

PLEASE NOTE: PER CALIFORNIA CIVIL CODE SECTION 5105(a), A COPY OF THIS FORM MAY BE INCLUDED WITH THE OFFICIAL BALLOT. THE CANDIDATE/MEMBER IS SOLELY RESPONSIBLE FOR THE CONTENT OF THIS COMMUNICATION. THE ASSOCIATION DOES NOT EDIT OR REDACT ANY CONTENT

APPLICATION FOR CANDIDACY FOR THE BOARD OF DIRECTORS

HOMEOWNER VERIFICATION INFORMATION

ADDRESS: _____

WORK PHONE NUMBER: _____

HOME PHONE NUMBER: _____

CELL PHONE NUMBER: _____

E-MAIL ADDRESS: _____

I, _____, hereby certify that the information above is true and correct and that I have not been convicted of a crime which, if elected, would either prevent the Association from purchasing fidelity bond coverage required by California Civil Code section 5806 or terminate the Association's existing fidelity bond coverage.

Signature: _____ Date: _____

To request an electronic copy of the Candidacy Application, please contact reconnect@keystonepacific.com.

Completed Candidacy Applications must be submitted to reconnect@keystonepacific.com or to the following address before the deadline: