

NOVEMBER 2020

Monarch Beach Master Homeowner's Association

www.monarchbeachhoa.org

Gate Operations

Through the Master's budgeting process for 2021, your Board became aware that significant proposed increases were "in the works" by our current vendor, Nordic Security. This prompted your Board to engage in conversations with Nordic, as well as to solicit bids from three other well-respected security gate vendors in the area. With this information in hand, the Board is analyzing which option would be best for the community in terms of cost effectiveness and operations. Clearly technology is becoming an increasingly important part of this process.



No decision has been made yet. Stay tuned.

In that regard, please note that telephoning the gate attendants to register your visitors takes their time, increases the wait time at the gates, and is leading to inaccurate entries, all of which cause frustrations when your guests arrive at the gate. The world has embraced the smart phone and the world of "Apps". Now is the time to download the Nordic "iGate" App and make your visitor request entries faster, more efficient and accurate. In lieu, you can go to Nordic's web portal <https://access.nordicsec.com> to accomplish the same thing.

If you are having difficulty getting started with the App, contact droby@keystonepacific.com for assistance.

Keystone Manages All Sub-Associations Within The Master

Recently The Estates Sub-Association engaged Keystone to manage it community effective January 1, 2021. As of this date all of the Master Sub-Associations will be managed by Keystone Pacific. Note that Montego is not part of Monarch Beach Master Homeowners Association. We expect that there will be efficiencies and benefits from this development. Of course, each Sub-Association and the Master has its own individual community manger.

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:

December 07, 2020 @ 7:00 PM
January 25, 2021 @ 7:00 PM
Location: Via ZOOM

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

Until January 1, 2021

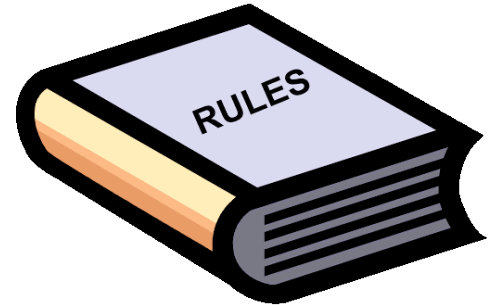
NOVEMBER 2020 REMINDERS

- ◆ 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.
- ◆ December 7, 2020- Board Meeting @ 7:00 PM
January 25, 2021 - Board Meeting @ 7:00 PM
Location: Different Zoom Meeting links
- ◆ Keystone office will be closed:
 - Thursday, November 26, 2020
 - Friday, November 27, 2020
 - Thursday, December 24, 2020
 - Friday, December 25, 2020

HOMEOWNER ASSESSMENT ADDRESS

The payment address for assessments is the following:

PO BOX 513380
Los Angeles, CA 90051-3380



New Rules For The Community

Very shortly you will receive the new proposed Rules and Regulations for the Master community. The rules were entirely rewritten in in order to streamline and reorganize the previous archaic version. Your comments are now being solicited. We recognize that the Rules are a living document, and changes are frequently required. With this in mind, we expect that this reorganization of the document will make future changes easier. Please make your written suggestions or comments to droby@keystonepacific.com.

Are You Picking Up After Your Pet?

Besides being unsightly and smelly, animal waste can be hazardous to the health of our children, who play in the community, *and* to other pets. One of the most common forms of disease transmission, between dogs, is through fecal matter. It is important to remember to, immediately, clean up after your pet. When walking your dog, take a baggie with you to pick up waste to dispose of properly. There are dog bags and dog bins throughout the community, please use them. If you do notice a homeowner is not picking up after their pet, please report them to Management so we can bring this to their attention accordingly. Thank you for your cooperation!

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.