

April 2021

# Monarch Beach Master Homeowner's Association

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

## Barrier Strikes At The Gates Are Costly For HOA - New Policy Affirms CC&Rs - Holds Homeowners Responsible for Damages - Call to Hearing With \$100 Minimum Repair Cost And \$100 Minimum Fine.

We all agree that the gates and gate attendants are an essential part of our community. As such, we need them to run cost-effectively, and efficiently. Despite all attempts to reduce barrier gate arm strikes over the last six months, strike incidents have continued at an unacceptably high frequency. Often the barrier arm is knocked off of its mount, resulting in closing one of the vehicle lanes and an extra work load on gate attendants. But all of the strikes (whether they demount the barrier arm or not) are taking a cumulative toll on the condition of the mechanisms that operate the barrier arms. Consequently, the HOA's gate repair bills have increased, and could potentially impact monthly dues. Your Board has made a concerted effort to address this problem through increased communication to the community. This has been to no avail, and the problem continues. Although cautionary warning signage does exist, new larger, prominent temporary (and permanent signage) signs will soon be deployed to alert drivers that only one vehicle per gate cycle is permitted. The barrier arm comes down after each vehicle (for both traffic lanes). Tailgating is not possible.

A Board-study of the matter concluded that most barrier gate arm strikes result from attempts to "tailgate" into the community behind another vehicle, inattention by drivers, and a failure to follow instructions issued by the gate attendants. Please note that audio and video surveillance of the gate areas is continuously in progress. Gate attendants immediately issue a report for incidents occurring at the gates.

The Rules and Regulations of the Master Association clearly provide that owners are responsible for damage to community property resulting from their actions, or those actions of their vendors and visitors. Further, these rules provide for a Board hearing procedure and levying of member fines for such damage.

At March 22, 2021 General Session Board Meeting, the Board adopted a procedure for gate arm barrier strike incidents which is effective immediately, and is as follows:

- Drivers of vehicles striking the barrier arms will be called to the next monthly meeting of the Board's Executive Session for a formal hearing. In the event the driver is not an HOA Resident, the Resident permitting entry to the driver will be called to a hearing. The minimum levied assessment will consist of two components.
- The first part will be for repair cost recovery with a minimum repair cost set at \$100. Repair costs may range widely and could be considerably higher. Nonetheless, the minimum repair cost will be \$100.
- The second part will be a minimum fine of \$100. Fines may be higher depending on circumstances.
- Thus, the total minimum cost for striking the barrier will be \$200.

You will soon note some large temporary signage reminding drivers that the barrier arm closes after each vehicle. Please remind your vendors and visitors of this, and urge them to use caution and be attentive when navigating through the gate entrances.

### BOARD OF DIRECTORS:

Paul Jacobs – President  
James D. Cigler— Treasurer  
George Stepanchich— Vice-President  
Carol McClain—Secretary  
David Whitham— Member at Large

### NEXT TWO BOARD MEETINGS:

**April 26, 2021 @ 7:00 PM**  
**May 24, 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 / TRANSPONDERS / GATE KEYS:

**Francesca Vanni**  
Phone: 949-570-1304  
fvanni@keystonepacific.com

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

Phone: 949-833-2600  
customer@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
Estates	949-833-2600

Sea Breeze/AMCOR	
Montego	949-661-7767

## APRIL 2021 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.
- ◆ April 26, 2021 - Board Meeting @ 7:00 PM  
Location: Different Zoom Meeting links



### Landscape Improvements

Over the past several months, The Monarch Beach Master Board has approved a number of landscape proposals to enhance the look of the community and to help manage water overflow and water delivery to the HOA common areas. Some of the proposals approved include the following:

- Entry flowers installation (Niguel and Stonehill).
- Converting Niguel Planter from spray system to drip system.
- Installation of new irrigation controllers to conserve money spent on overwatering and to detect leaks quicker.
- Better drainage and sprinklers at Lot 10C near the trail.
- Installation of Ivy Geraniums around the base of trees on Monarch Beach Drive close to Stonehill Gate.

### In-Person Board Meetings

Your Board of directors hopes to reinstate in-person board meeting starting in June 2021. Of course, a final decision will depend on State Of California COVID 19 guidelines, and industry guidelines governing HOA board of directors meetings. Further information will be posted in upcoming Newsletters.

### Account Numbers for Billing

This is a reminder to Homeowners to attach the correct check with the right accounting number for your HOA. Each association (Master and Sub) would need to be paid separately. The Monarch Beach Master account for your address will have a different account number than your sub-association account. Having the correct account number on the check with the correct bill for the association helps the HOA bank process the payments correctly. We encourage homeowners to sign up for online payments or automatic bill pay as this reduce errors and late payments.

### 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](http://www.kppmconnection.com).

