

May 2021

Monarch Beach Master Homeowner's Association

www.monarchbeachhoa.org

GATE OPERATIONS

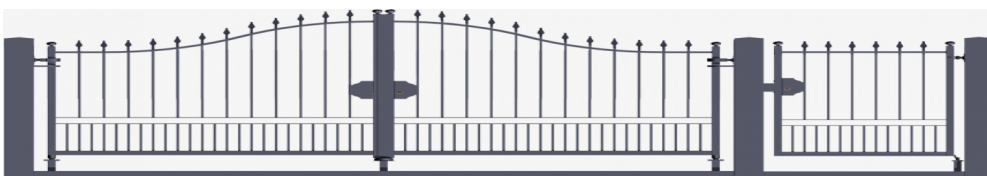
Our gates are the lynch pin of our community safety and security. The gate system change-over on February 1, revealed many years of deferred maintenance on our gate mechanical equipment. Some components had not been inoperative for an extended period of time. Your Board, Gate Operations Committee and management team immediately receive notified email notification when a mechanical problem or incident occurs at one of the gates. If the problem cannot be resolved locally, CGS is immediately dispatched. Supply chain issues with vendors have resulted in some required parts being backordered resulting in extended down time and lane closures. The community has now engaged CGS to provide a preventative maintenance service to increase reliability of the gate equipment. Please be patient with lane closures. You can assume "we are on it" and doing our best to get the problem resolved. Please be reminded – one vehicle per gate arm cycle, and no tailgating is permitted. The Board has implemented new procedures for barrier arm strikes which are taking a toll on our equipment.

TRANSPONDERS TO BE DELETED FROM NEW PROPTIA SYSTEM

In February, an audit of the existing transponders in our system detected that as many as 1,600 transponders were not associated with any members of the current community. These likely belong to vehicles whose owners are no longer residents. This jeopardizes the security integrity of our gates. An unauthorized vehicle (with a transponder) entered a Newport Beach gated community and has been linked to a serious crime. We take this warning seriously. Thus, we are going to purge transponders from our system which have not been linked to a current resident. If you haven't updated your Proptia profile as to vehicles and transponders, please do so right away. The transponder purge will take place June 26, 2021. If you having difficult, contact droby@keystonepacific.com for detailed instructions.

PEDESTRIAN GATES

When you use any of the pedestrian gates, we ask to double check to the gate to be sure it has securely closed behind you.



BOARD OF DIRECTORS:

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

NEXT TWO BOARD MEETINGS:

May 24, 2021 @ 7:00 PM
June 28, 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:

Courtney Vergilio
Phone: 949-570-1310
cvergilio@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
Estates	949-833-2600

Sea Breeze/AMCOR	
Montego	949-661-7767

MAY 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.
- ◆ May 24, 2021 - Board Meeting @ 7:00 PM
Location: Different Zoom Meeting links



MONARCH BEACH DRIVE ROADWORK

We're on the way! Bids will be received by the end of May. Work is projected to be scheduled to take place in August. It's a big project, with a big reward. We're going to need the full cooperation of the community to work through these consecutive construction phases. The good news is that through careful planning, we have the funds and no special assessment is anticipated. As we get closer to the commencement of work, you'll be receiving regular communications. Sign up for the community *e-Blasts* to stay in the know!

LOT 10C

Recently Lot10C has been the unwilling recipient of unwanted furniture. As a reminder, leaving furniture, or debris or any kind in considered illegal dumping. This is a violation of community rules. It costs the HOA money to remove these materials and transport them to the dump. Violators will be called to a Board hearing with likely fines imposed.

E-BLASTS

If you are not signed up for *e-Blasts*, you are missing important community updates. It's easy to do, contact droyby@keystonepacific.com. While you are taking care of this, please elect to have your monthly assessment, annual reserve study, budget and similar materials emailed to you. If we can get all members to do this, it may save the community \$5,000 to \$7,500 per year. With the Monarch Beach Drive roadwork approaching, receiving e-blasts will help you stay apprised of parking and ingress/egress procedures. Sign up!

DOGGIE BAG ETIQUETTE

Please be courteous to your neighbors. Do not place your doggie bag waste in other people trash containers. Place waste bags in the community containers or in your home container when you return.

TEMPORARY ASSOCIATE

Francesca (Franky) Vanni has decided to pursue her dreams and become a flight attendant. We wish her the best in her future endeavors. We will miss the excellence job that she has done as an associate manager. Currently, Courtney Vergilio will step in the associate manager role for Monarch Beach Master. She will handle common area work orders and some violation letters. This is a temporary fill until we find someone permanent. Courtney can be contacted at 949-570-1310 and cvergilio@keystonepacific.com.