

JUNE 2021

Monarch Beach Master Homeowner's Association

www.monarchbeachhoa.org

WELCOME NEW ASSOCIATE MANAGER

Maryllin Monroy will be joining the Management team for Monarch Beach Master as our new Associate Manager. Please welcome her to the team. She has experience working with large scale clients at Keystone and is looking forward to assisting Monarch Beach residents. She can be contacted for common area concerns at mmonroy@keystonepacific.com and phone 949-503-0342.

LOT 10C—BE AWARE AND REPORT

Thanks to a report from a concerned neighbor, Monarch Beach Master was able to stop the theft of one park bench but unfortunately one of the wooden benches were stolen. If you see anything suspicious, please do not hesitate to contact Patrol One or the police immediately.

Stonehill gate: 949-661-9602

Niguel gate: 949-496-8495

You can use the numbers above to contact Patrol One when needed.

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 droyby@keystonepacific.com for detailed instructions.

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:

June 28, 2021 @ 7:00 PM

July 26, 2021 @ 7:00 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

droyby@keystonepacific.com

Emergency After Hours: 949-833-2600

COMMON AREA ISSUES /

TRANSPONDERS / GATE KEYS:

Maryllin Monroy

Phone: 949-503-0342

mmonroy@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

JUNE 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.
- ◆ June 28, 2021 - Board Meeting @ 7:00 PM
Location: TBD
- ◆ Keystone office will be closed on Monday, July 5, 2021



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!

CALIBER ONLINE PAYMENT FEATURE

The Monarch Beach Master Board urges Homeowner's to sign up for automatic bill payments. This is an easy and convenient way to avoid miss payments and late charges.

Sign up for on-line payments or ACH to make timely payments and avoid late charges! You may make one-time ACH payments through www.kppmconnection.com. In addition, Keystone offers recurring online ACH payments. If you have not registered for The KPPM Connection, please have your account number readily available and go to www.kppmconnection.com to create an account using your Account ID, ZIP Code and email. From the Home page, selection "Make A Payment", select "Recurring ACH Pay" and fill out your banking information. We hope you use the portal and it makes your life simpler.

REMINDER: payment address for assessments: PO BOX 513380, Los Angeles, CA 90051-3380.

MISAPPLIED ASSESSMENT PAYMENTS

To help cutdown on misapplied assessment payments, please make sure to write your correct account number on your check. The lockbox company processes the assessment checks by the account number. Currently, all of the sub associations are using Keystone for their community management company. Homeowners are sometimes submitting the wrong check with the invoice stub or they use the wrong account number on their check. Your Monarch Beach Master account number is different than your sub association account number, due take that in consideration when you are mailing in your assessments. If you have any questions about your account numbers, please contact Keystone at reconnect@keystonepacific.com.