

JULY 2021

Monarch Beach Master Homeowner's Association

www.monarchbeachhoa.org

Monarch Beach Drive Road Construction

Our long-awaited Monarch Beach Drive road construction commences August 16th and is expected to be largely completed by September 3rd. Due to complex construction logistics, there are many phases to the project, with the most invasive in the area from Tirremia to the Stonehill gate. No other community road work can be accommodated during this period.

Some of the phases will require one of the gates to be closed, but the opposite gate will remain open. There will always be 24/7 personnel in attendance and access to the community through one of the gates. It may be necessary to drive on dusty or incomplete road sections for short periods or the necessity to park your vehicle and walk to your residence. A detailed map and time schedule will be sent to all community residents in mid-July.

IMPORTANT: Please take notice that there is one critical phase which will require the complete closure of Monarch Beach Drive. A critical membrane is being applied during this period. This period commences **Monday August 30th and ends Wednesday, September 1st**. We are asking all residents to plan to avoid driving on Monarch Beach Drive during this period. Plan ahead! It is a great time to be out of town, or do that postponed Spring house cleaning. If an unavoidable circumstance arises, we will have a plan to accommodate you. But, please know these special provisions cause construction delays, reduce the quality of the work, and create additional expense. Again, please plan ahead to stay off of Monarch Beach Drive during the above period.

We are striving to minimize inconvenience, but keep in mind that this is a "once in a generation" project costing \$600,000. The street is the most important common asset of the community and we want to maximize our investment. More details will be coming soon.

Thank you in advance for your cooperation.

Paul Jacobs
President, Monarch Beach Master HOA



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:

July 26, 2021 @ 7:00 PM
August 23, 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
droby@keystonepacific.com
Emergency After Hours: 949-833-2600

COMMON AREA ISSUES / TRANSPONDERS / GATE KEYS:

Laurie Clark
Phone: 949-900-1115
lclark@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

JULY 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.
- ◆ July 26, 2021 - Board Meeting @ 7:00 PM
Location: TBD
- ◆ Keystone office will be closed on Monday, July 5, 2021



Construction Noise – Mechanical Equipment Noise

“Start and stop times” for construction or mechanical equipment varies from one sub-association to another. As a result, it is the homeowner’s responsibility to regulate noise coming from their property. If you have questions about the permitted “start and stop time” for your association, consult your Rules and Regulations.

Entering Permanent and Temporary Guests and Vendors

Many residents have requested the number of Permanent Guests permitted within the Proptia system be increased from 25 to 50. At the last meeting of your Board of Directors, this change was adopted. You may now have up to a maximum of **50 Permanent Guests** listed in your account. Please regularly delete Permanent and Temporary guests that are no longer authorized to preserve capacity in your account.

DeLawrence Roby (droby@keystonepacific.com), our community manager is always available to help you understand how to add visitors. However, due to his time constraints he cannot receive a list of visitors from you, and add them on your behalf. If you do not understand our new Proptia system, call or email DeLawrence for help. It is a very good system, which is constantly being improved. We want you to understand and use it. Your suggestions are valued, and can be submitted to DeLawrence Roby or directly to Proptia using a “ticket”.

Transponders – Deleting “Unclaimed” Transponders

There have been a number of communications to all residents of the community requesting them to link their transponders within their Proptia accounts. Most of the community has complied, which has narrowed down the number of “unclaimed” transponders. Our analysis shows that there are still approximately 1400 unclaimed transponders in the system. Of these approximately 800 are inactive (no entry/exit for six months). For security reasons, we need to delete invalid transponders. To this end, our first step was to delete the inactive transponders. This was accomplished in early July. The remaining transponders will be deleted 10 per week. This slower pace will allow us time to reinstate transponders that were inadvertently deleted. Reinstallation will be handled by the Post Commander at the Stonehill Gate (“Abe”). Once we refine this procedure, we will increase the weekly pace of deletions to achieve our security goal.

To assist us in this process, we ask you to log into to your Proptia account and update your vehicle list (and transponders). If you have questions regarding this process, contact DeLawrence Roby at droby@keystonepacific.com.

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: