

AUGUST 2021

Monarch Beach Master Homeowner's Association

www.monarchbeachhoa.org

Monarch Beach Drive Construction

As you read this newsletter, we expect to be well-underway on our road project. As a reminder, please use extra care when driving through the narrower residential streets of the community. Be on the lookout for children, bicycles and drivers backing out of their residences. The community is open and accessible throughout the project, although there may be some detours and delays. We ask for your patience as we work through the complex construction and logistics required to put our new roadway in place. A Street Construction Schedule (including a revision) has been distributed by email, U.S. Mail, and hand delivered to every residence in the community. Make sure you have the latest revision dated 8.4.21. Check the map and schedule daily to be sure you are up to date on which gates are open.

Electric Bikes Are The New Craze

Electric bikes are everywhere, and very present in our community. If you are using one, please keep in the mind the "rules of the road" still apply. Drive on the proper side of street, observe our 25 MPH speed limit, stop at stop signs, and give the right of way to pedestrians. Children under 18 years of age must wear a helmet. Please do not chain your electric bike to HOA fencing. Sadly, there have been two incidents resulting in injury, so please use care.

Common Area Issues, Violation Letters, and Repairs

Homeowners should direct all common area issues, problems and rules violations to Laurie Clark at 949-900-1115 or by email to lclark@keystonepacific.com. Laurie will take action to address infrastructure, landscaping and rules violations when reported, and she will open work orders where appropriate to initiate problem remediation. Going forward please direct all common area requests or concerns to Laurie.

Email Us



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:

August 23, 2021 @ 7:00 PM
September 27, 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
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 those mornings.

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

AUGUST 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.
- ◆ August 23, 2021 - Board Meeting @ 7:00 PM
Location: TBD
- ◆ Keystone office will be closed on Monday, September 6, 2021 in observance of Labor Day



Dogs On Leashes

In the past few months, Management has received a high volume of complaints about pets off leash in the community. When walking or playing with your dog in the community, please remember that it should be leashed at all times. It is dangerous to let your dog roam freely. In addition, when dogs are not being supervised or on a leash they may be leaving unwanted “gifts” on your neighbor’s lawn. Pet owners should refrain from allowing pets to deposit waste on anyone’s private property. We ask that you please carry bags with you or obtain one from a doggie bag station in the community and remove all pet waste immediately. We are kindly requesting that everyone be responsible pet owners and we thank you, in advance, for your cooperation!

Barrier Arm Policy Reminder

At the March 22, 2021 General Session Board Meeting, the Board adopted a procedure for gate arm barrier strike incidents. Below is a refresher:

- ◆ 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.





**Monarch Beach Master Homeowners Association
Owner Notice Disclosure (Civil Code section 4041)**

California law requires Owners in a community association to provide the following information to the association on an annual basis. **If the below contact information has changed**, please complete and return this form to Keystone Pacific Property Management, LLC at the address shown below or send the completed form to forms@keystonepacific.com no later than October 31st.

Owners Name _____

Property Address _____

Owner Phone # _____ **Owner Email** _____

***ITEMS 1-6 NEED TO BE COMPLETED. IF NOT APPLICABLE, PLEASE INDICATE N/A**

1. Address or Addresses to which notices from the association are to be delivered:

2. Any alternate or secondary address to which notices from the association are to be delivered:

3. The name and address of your legal representative, if any, including any person with power of attorney or other person who can be contacted in the vent of your extended absence from your property:

4. Your property is (please check one): Owner occupied Rented out

If your property is rented out, please provide the following information:

Name of Tenant(s): _____

Phone Number: _____

Email Address: _____

5. Is your property developed, but vacant (please check one)?: Yes No

6. Is your property undeveloped land? Yes No

**Please return this form to:
Monarch Beach Master Homeowners Association
c/o Keystone Pacific Property Management, LLC
16775 Von Karman Ave, Suite 100, Irvine, CA 92606**