

OCTOBER 2021

# Monarch Beach Master Homeowner's Association

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

## LOT 10C UPDATE

You have probably noticed the new wood rail fence along the trail that runs through our Lot 10C. Before the construction was completed, we began receiving compliments and criticisms about the project. This brief article is intended to provide important background leading to the installation of the fence; to provide important Lot 10C historical information; and, as always, to encourage your participation in the Board's constant pursuit to improve our Monarch Beach community.

The construction of the fence which began on September 8<sup>th</sup>, 2021 was the result of discussions with the City of Dana Point which were initiated over a year ago. The fence was paid for by the City of Dana Point and was installed by professional fence installers.

Under a stipulated agreement dated June 12, 2001 ("Agreement"), the Monarch Beach Master HOA ("MBM") and the City of Dana Point ("CDP") settled a 1999 lawsuit with the result that MBM will provide for a public pedestrian trail across Lot 10C in perpetuity subject to the provisions of the Agreement. CDP will pay the cost to construct and maintain the trail, fencing, and the gates, including the back gate "people maze".

On July 27, 2020, the MBM Board authorized the formation of the Lot 10C Committee ("Committee") with the primary mission to... Explore, Price and Propose Self-funded Improvements to Lot 10C which could then be maintained by MBM at no substantial additional cost. However, in the process of exploring possible projects and a Master Plan, the Committee work was diverted by active health and safety problems in Lot 10C.

For example, the back gate People Maze was in need of maintenance and was not opening at sunrise and locking at dusk as designed. People, bikes, dogs, etc. were entering the back gate; using Lot 10C when unauthorized; and, causing significant safety issues.

In particular, people entering the back gate with dogs off-leash; not cleaning up after their dogs; electric bikes entering from the back gate were racing throughout Lot 10C; trees were intentionally damaged; and, verbal abuse/confrontation with residents were on the rise.

### **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:**

**October 25, 2021 @ 7:00 PM**  
**December 07, 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](mailto:droby@keystonepacific.com)  
**Emergency After Hours: 949-833-2600**

#### **COMMON AREA ISSUES / TRANSPONDERS / GATE KEYS:**

**Laurie Clark**  
Phone: 949-900-1115  
[lclark@keystonepacific.com](mailto:lclark@keystonepacific.com)

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

Phone: 949-833-2600  
[customer@keystonepacific.com](mailto: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 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

## OCTOBER 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.
- ◆ October 25, 2021 - Board Meeting @ 7:00 PM  
Location: TBD



### LOT 10C UPDATE (Continued)

The Committee made observations, collected complaints, and, obtained photo evidence. This led to several meetings with CDP which included a productive discussion of many security and mitigation alternatives... including recent developments in electronic technology security. CDP immediately addressed the back gate deferred maintenance. Although the gate now operates as designed, people using the back gate often prop the gate open defeating the locking mechanism.

For many reasons, it was concluded that a good initial step was for CDP to install the wood rail fence on Lot 10C trail. Discussions and research examined various alternatives including the termination point near Monarch Beach Drive; signage; and maps. The fence project also specified sturdy metal mesh on the lower part of the fence to preclude dogs, both off leash and on leash, from running into Lot 10C from the trail.

So, what are the early results from installing the rail fence on the trail...very encouraging! We have observed that the fence is effective as planned. For example, the fence is blocking electric bikes from easily racing onto Lot 10C. More importantly, the speed of bikes coming down the trail has been reduced significantly by having the fence as a guard rail. The off-leash dogs that we previously observed racing in from the back gate onto Lot 10C appear to have stopped. Instead of seeing people come in the back gate and wander into Lot 10C, we see people coming down the trail and exiting directly through the Stonehill gate as intended by the Agreement.

We will continue to observe the effectiveness of the wood rail fence and observe Lot 10C use, generally. In addition, the Committee will continue to explore ways to enhance Lot 10C. The very challenging issues related to dogs off leash and irresponsible dog owners not cleaning up after their dogs will continue to be addressed. The Committee will continue to report to the full Board at every Board meeting. As always, the Board and the Committee welcome input from homeowners with practical solutions to these and other issues & opportunities

### ROLLING STOPS AT INTERSECTIONS ON MONARCH BEACH DRIVE

Our vehicle suspension systems are truly enjoying the new "speed cushions" on MBD (to say nothing of our spines). Unfortunately, we have had an unintended consequence of removing the old speed bumps. Folks are rolling right through the "stop-sign intersections" at Marquesa and Antigua resulting in a few near misses. DMV rules apply here in the Community! We all must cooperate in building safety at these intersections. Lots of kids and eBikes abound! Please come to a complete stop and carefully look for opposing traffic.