

NOVEMBER 2021

Monarch Beach Master Homeowner's Association

www.monarchbeachhoa.org

Arterial Intersection Stops On Monarch Beach Drive (“MBD”)

Dear residents – we have a problem with vehicles failing to stop at the Marquesa/MBD and Antigua-Gavina/MBD intersections. The HOA continues to receive reports of “near misses”, including electric bikes “whizzing” through the intersections...making no attempt to brake. Your Board has installed *test* pavement reflectors at Marquesa/MBD as a reminder to **STOP**. Let’s all cooperate and build a better habit at these intersections, and avoid the need to have the citations issued. **When you see the reflectors be reminded: STOP!**

Looking Forward To The Holidays And Year-End

- ◆ The holidays and year-end are fast approaching. The last two years have been very challenging. As we unveil our new holiday lighting, let it remind us of what a beautiful beach community we live in.
- ◆ You’ll soon be receiving you annual, year-end report. Important information is contained in this package, so please take a few minutes to review the Reserve Study excerpt, 2022 Budget (no dues increase), and disclosures.
- ◆ Guiding the community takes work, and your Board would like to spread the load. If you have interest in advancing our community’s endeavors, please contact our community manager, DeLawrence Roby. We are most interested in making the Board (and committees) more diverse and making sure each of our Sub-Association’s views are heard and understood. We have plenty of challenges ahead in 2022.

DECORATE SMARTER & SAVE ENERGY

Festive lights have become one of the staples of the holiday season; however, the energy it takes to power these little lights can cause you to lose your holiday cheer when the electric bill arrives in January. Consider making the transition this year to light emitting diode (LED) holiday lights. These lights are 80 percent 90 percent more efficient than traditional lights. LEDs are shatterproof, shock resistant, and cool to the touch. You can customize the settings on your timer to shut off overnight and during the daytime so the lights are only on when you and your family are home to enjoy them.

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:

December 06 2021 @ 6:00 PM
January 24, 2022 @ 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

NOVEMBER 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.
- ◆ December 06, 2021 - Board Meeting @ 6:00 PM
Location: TBD
- **Keystone Pacific will be closed in observance of the following holidays:**
 - ◆ Christmas Eve - Friday, December 24th
 - ◆ Observance for Christmas - Monday, December 27th
 - ◆ New Year's Eve – Friday, December 31st
 - ◆ Observance for New Year's Day - Monday, January 3rd



REMOVE IT OR LOSE IT

With the holiday season here and many extra guests and services entering the community, it is strongly encouraged that you lock your vehicle and remove valuables from view, especially purses and wallets, laptop computers, tablets, portable video games, gifts, office paperwork and similar items. Don't be an easy target. Similarly, Police Departments advises with these important tips to prevent package and mail theft:

- ◆ Sign up for informed delivery with USPS: <http://informedelivery.usps.com>
- ◆ Collect your mail and your packages as soon as possible; as close to delivery as you can.
- ◆ Request a signature for deliveries, schedule a delivery date and time, or consider asking a trusted neighbor, family member or friend to accept packages on your behalf.
- ◆ Use tracking numbers and delivery notifications to track your mail and packages.
- ◆ When you are missing important mail, contact the sender immediately.
- ◆ Choose paperless options whenever possible, especially for financial transactions.
- ◆ Keep tabs on all your expenditures by setting up alerts with your bank and credit card companies.
- ◆ Reschedule a delivery or ask for a mail hold when you are out of town.
- ◆ Notify the Police Department immediately if you see a crime in progress. Be aware that criminals have been known to pose as delivery people wearing different clothing, including orange or yellow vests to blend in.

Are You Picking Up After Your Pet?

Besides being unsightly and smelly, animal waste can be hazardous to the health of our children, who play in the community, *and* to other pets. One of the most common forms of disease transmission, between dogs, is through fecal matter. It is important to remember to, immediately, clean up after your pet. When walking your dog, take a baggie with you to pick up waste to dispose of properly. There are dog bags and dog bins throughout the community, please use them. If you do notice a homeowner is not picking up after their pet, please report them to Management so we can bring this to their attention accordingly. Thank you for your cooperation!