

DECEMBER 2021

Monarch Beach Master Homeowner's Association

www.monarchbeachhoa.org

December 6, 2021 Election Results:

We would like to thank everyone who participated in the 2021 Election. 168 Homeowners out of 444 participated. Please see the election results below:

- James D. Cigler—129 Votes—Term 2 years
- Carol McClain—126 Vote— Term 2 years
- Karyn Whitham - 79 Votes— Not Elected

IRS Revenue Ruling 70-604 Results:

- Yes—109 votes
- No—04 votes
- Abstain—55 votes

Address Change

The recent Master election revealed many homeowners have not updated their mailing address. Having your mailing address and current email address up-to-date is essential in order to receive important community information. The same holds true for your Proptia account (gate management). Please take a moment and ensure your information is correct. If you have questions, please contact DeLawrence Roby at droby@keystonepacific.com.

E-MAILS PLEASE!

If you have not provided your email address to receive E-Blasts and important notices, Management and the Board encourage all homeowners to do so. To sign up, please register from the "Update My Profile" page once you have logged into your billing account at: www.kppmconnection.com.



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:

January 24, 2022 @ 7:00 PM
February 28, 2022 @ 7:00 PM
Location: Prendiville Insurance Agency

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

DECEMBER 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.
- ◆ January 24, 2022 - Board Meeting @ 7:00 PM
Location: 24661 Del Prado, Suite 3
- **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

HOMEOWNER ASSESSMENT ADDRESS

The payment address for assessments is the following:

PO BOX 513380
Los Angeles, CA 90051-3380



Lot 10C Property

For those of you who have lived in the community for many years, the equitable, safe use of this Lot property has been an issue for over 10 years. Your Board notes that there are many different user groups of the property, and through their simultaneous use of the property there is, at times, competing uses. In the last year or so, many users of the property feel they cannot avail themselves of the use of Lot 10C. This is not a fair situation as this is only “dedicated green space” within our gated community. Selling the property to “deconflict” things, might remove the contention, but would also deprive us of our only green space. Strong opinions about what to do with the property run the gambit, and over the years various Boards have tried to find a solution - with little success. One recent exception is the installation of a wood fence (paid for by the City of Dana Point) bounding the easement trail for use by non-residents which runs from the “back gate” to the front of the property. Unauthorized non-resident use of the Lot, and dangerous eBike riding appears to be on the decline.

What we know is that strong emotion about use (and prohibited use) are present. The cost to maintain Lot 10C is significant. The increasing reports of conflicting use and feeling that the Lot is not readily available for a range of uses are concerning, and your Board recognizes the need to ensure equitable use. At this point, doing nothing is not an option. Having an “attendant” on the property during daylight hours could exceed \$75,000 a year and will certainly contribute to a more divisive community spirit.

What to do? Your Board has come to the conclusion that given the large area of Lot 10C, having informally dedicated use areas will separate different user groups. Phase One of this effort is planned for 2022. For your information, the following Board action was adopted at the December, 2021 meeting:

The Board will proceed with the installation of an experimental multi-purpose fence to separate the back, rear portion, of Lot 10C with the goal of making Lot 10C concurrently available to more members and their various activities. Separation of activities with a fence will minimize conflict between multiple activities and make Lot 10C available for more members to enjoy. The objective is to limit the cost of the initial fence (“Phase I”). If the fence proves to be effective in achieving the above goal, future phases may be implemented to enhance the attractiveness of the fence (e.g. providing privet bush hedging along the street-view side of the fence). The precise demarcations line of the fence has yet to be determined.

If the above fence is successful, additional dedicated areas (in phases) may follow (i.e. bocce ball, etc.).

Notwithstanding COVID-19 limitations, and prior to finalizing the location of the experimental multi-purpose fence, the Board expects to conduct a community planning meeting at Lot 10C to answer questions and to obtain productive suggestions. Watch for future announcements.