

JANUARY 2022

# Monarch Beach Master Homeowner's Association

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

## SEPARATE PAYMENTS FOR MASTER AND SUB

To avoid misapplied payments, please be sure to send separate mailing envelopes for your Master and Sub account. Also, make sure that the invoice stub is in the correct envelope. The lockbox center processes the checks based on the invoice stub via a scan feature. If your sub association stub is with your master assessment check, that check will be processed to your sub association account due to the invoice stub being scanned. Please contact Management if you have any questions or concerns.

## COURTESY TO GATE ATTENDANTS

Our attendants have strict Post Orders which govern their actions while on duty. They are not at liberty to deviate from their Post Orders. If a resident (or their guest) has a problem with the gates, or gate attendants they are to contact management (DeLawrence Roby [droby@keystonepacific.com](mailto:droby@keystonepacific.com)).

Offensive or abusive behavior to attendants will not be tolerated. As a reminder, residents are responsible for the conduct of their guests and visitors.

## 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!



### 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 or Zoom

*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  
[customercare@keystonepacific.com](mailto: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

## January 2022 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: VIA Zoom

### 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.