

FEBRUARY 2022

# Monarch Beach Master Homeowner's Association

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

## Multi-Purpose Fence At Lot10C

Most of you have undoubtedly read the previous articles outlining the new multi-purpose fence at Lot10C, and the reasoning for building it. A demarcation line and flags have been placed in the grass at Lot10C to help visualize the location.

## Visitor Admittance

Gate attendants tell us that by far the most time-consuming activity they encounter is calling a homeowner for visitor verification when they have no record on file for that visitor. In other words, the homeowner has not called the guard shack to register the visitor, or registered the visitor using the Proptia system. Requiring the attendant to place a you often causes significant delays, and a line to form in the visitor lane. There is a better way to know when your visitor arrives. Use the Proptia App and sign up for an automatic text message alert when you visitor arrives at the gate. No phone call required, and it will speed up processing in the visitor lane. The community manger is available to assist you with the Proptia App.

## Change To Master Election Rules

You may have received the revised Master HOA Board Election Rules via email or through the website. This procedure is to provide for a comment period by the members. Your Board will soon be voting to adopt these revised rules. The reason for the rule change is to provide that only one person from any given residence may run for the Master HOA Board in an election. Thus will provide for better representation from the entire community.

## Intersection Stop Signs

With the new speed bumps in place on Monarch Beach Drive, most residents have become accustomed to making a full stop at the intersection of Marquesa and Antigua. However, there are still a number of drivers that are rolling through these intersections without looking (or even reducing their speed). These intersections are legal stops. Please, please, help us reduce the chance of accident and comply with requirement to STOP. Keep in mind that the speed limit on Monarch Beach Drive is 25 MPH. Thank you help to keep the community safe for pedestrians and bicyclist.

### 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:

February 28, 2022 @ 7:00 PM  
March 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  
**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  
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

# FEBRUARY 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.
- ◆ February 28, 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

## GET AND STAY CONNECTED THROUGH [KPPMCONNECTION.COM](http://KPPMCONNECTION.COM)

If you haven't already enrolled, please log onto [www.kppmconnection.com](http://www.kppmconnection.com), to stay connected and so that we may communicate information to homeowners quickly and easily. KPPM Connection has the tools and technology to enable you to obtain and process information faster and more freely, while providing you with community updates via e-blast communication. You will be required to enter your 10-digit account number, which can be located in the top blue section of the billing statement under "Account ID".

If you are having trouble finding your account number, or do not have a copy of your billing statement, please feel free to contact Management to assist you..

The KPPM Connection Homeowner Portal allows you to:

- Check your balance
- Check the status of an architectural application
- Submit and monitor service requests
- Make a payment via ACH (one time or ongoing)
- Make a credit card payment for a small fee
- Sign up for statements and newsletters to be sent electronically.

## PLEASE PICK UP AFTER YOUR PET

It doesn't take much to remember that we have pets in our community. In fact, if you don't watch your step, your liable to step in one such reminder! Besides being unsightly and smelly, animal waste can be hazardous to the health of our children who play in the community as well as other pets.

When walking your dog in our community, **remember that it should be leashed**. Also, it is important to remember to **immediately clean up after your pet**. Take along a baggie with you to pick up waste with and then dispose of it properly. By taking a few simple steps to clean up after your pet, you can contribute not only to the beautification of our community, but also towards the elimination of one of the most irritating nuisances in a community. Thank you for your cooperation!

