

MARCH 2022

Monarch Beach Master Homeowner's Association

www.monarchbeachhoa.org

Community Email and E-Blast Lists

Not getting the community's important emailed information or e-Blasts? Then, you're not staying up-to-date community news. Have you changed your email address? If you're not getting this important information, please send a simple email to DeLawrence Roby (community manager) at droby@keystonepacific.com, and request that your most reliable email address be added to the community email list and e-Blast list.

Having Trouble With Your Gate Transponder?

To improve security at our gates, we recently required Proptia to purge inactive transponders from our gate management system. In so doing, some coding-entry errors were discovered. If you feel that your transponder is not working properly (independently of any assist from the attendants), please stop by and see Abe (Post Commander) at Stonehill Gate any weekday from 7:00 AM to 2PM. He will reenter your RFID transponder into the system.

Landscape Changes – Water Savings Measures

You may be aware that the South Coast Water District carefully monitors our community irrigation, and enforces any observed violations. There is a constant "push and pull" between being in conformance with the water SCWD's rules and keeping the community looking beautiful. To that end, The Board's lead on the Landscaping Committee (Carol McClain) has negotiated (in conjunction with our landscape vendor and the Board) a number of new landscape revisions. Watch for those improvements (and water savings) along the Stonehill Drive within the next few months. Your Board wishes to acknowledge Carol's great work!

Election Rules

Your Board of Directors reviewed the community comments on the proposed Election Rules revision (as drafted by the Board's counsel) at its meeting of 2/28/22. In that meeting it was agreed that there were several additional semantic changes required. Unfortunately, this will require a re-posting and re-distribution to the community to be in conformance with the Sterling-Davis requirements. These minor revisions are not consequential.

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:

March 28, 2022 @ 7:00 PM
April 25, 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
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

MARCH 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.
- ◆ MARCH 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

Community Volunteer Needed

Your Board desperately needs volunteers to work with the Board on our efforts to save water. Aside from the necessity to conserve water, the cost of water is a significant expense to the community. South Coast Water District has furnished us a great data-set of our water use on our seven meters for a six-year period. A Board member has converted that data-set into a user-friendly spreadsheet. The Board needs a volunteer to update this spreadsheet monthly, and make recommendations to the Board. This is not a large time requirement, but does need someone dedicated to helping us conserve water and save money. A preliminary analysis suggests that significant savings can be accomplished. If you can help – please contact DeLawrence Roby (our community manager) at droby@keystonepacific.com.

SIGN UP FOR THE ACH PROGRAM

Save time and money and never miss a payment again! Sign up to have your assessment payments automatically debited from your checking or savings account. Please call Customer Care at 949-833-2600 or send an e-mail to customercare@keystonepacific.com to request an ACH application.

ENTRY GATE REMINDERS:

- Please remember that the **barrier arms come all the way down between cars** at the Entry Gates. Do not try to follow a car in through the barrier arms. Homeowners will be charged for repairing the gate damage caused by cars not stopping between vehicles.
- The resident transponder lane is **only for vehicles with transponders only**. If you are in the transponder lane, you may be asked to back up and use the guest lane. Do not expect the guard to just waive you in. It does not matter if the guard knows you or not.
- Please be kind and courteous to guards at the gate. Although they work for the HOA, they do not personally work for you. They have to follow the proper procedures to ensure the Community's safety. This includes denying guests access that are not called in or listed properly and denying transponder lane use for vehicles without a transponder.