

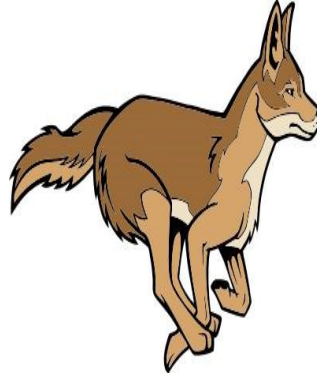
APRIL 2022

# Monarch Beach Master Homeowner's Association

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

## Coyote Sighting

Management has been notified of coyote sightings inside the community. Please be vigilant with small pets.



## Unexpected Guests?

Please let us know if you receive a visitor at your residence that you did not previously register with the gate (either with Proptia or by phone). Door-to-door solicitation is not permitted inside the gates. Please email [droby@keystonepacific.com](mailto:droby@keystonepacific.com) with the time of arrival of the visitor and which gate they entered through. Provide the name if possible. We are trying to “tighten up” our gate procedures. Use the Proptia App to register visitors! It is quick, more accurate, and convenient. You will receive a text message when your registered visitor arrives at the gate. If you need help understanding how to use the app, that help is available at the email above.

## Volunteer To Assist Your Board

Your Board needs volunteers to help on many different projects. There are five Board members and we cannot “do it all”. This is your community and your talents are needed and welcome.

## 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](mailto: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.

### 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:

April 25, 2022 @ 7:00 PM  
May 23, 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

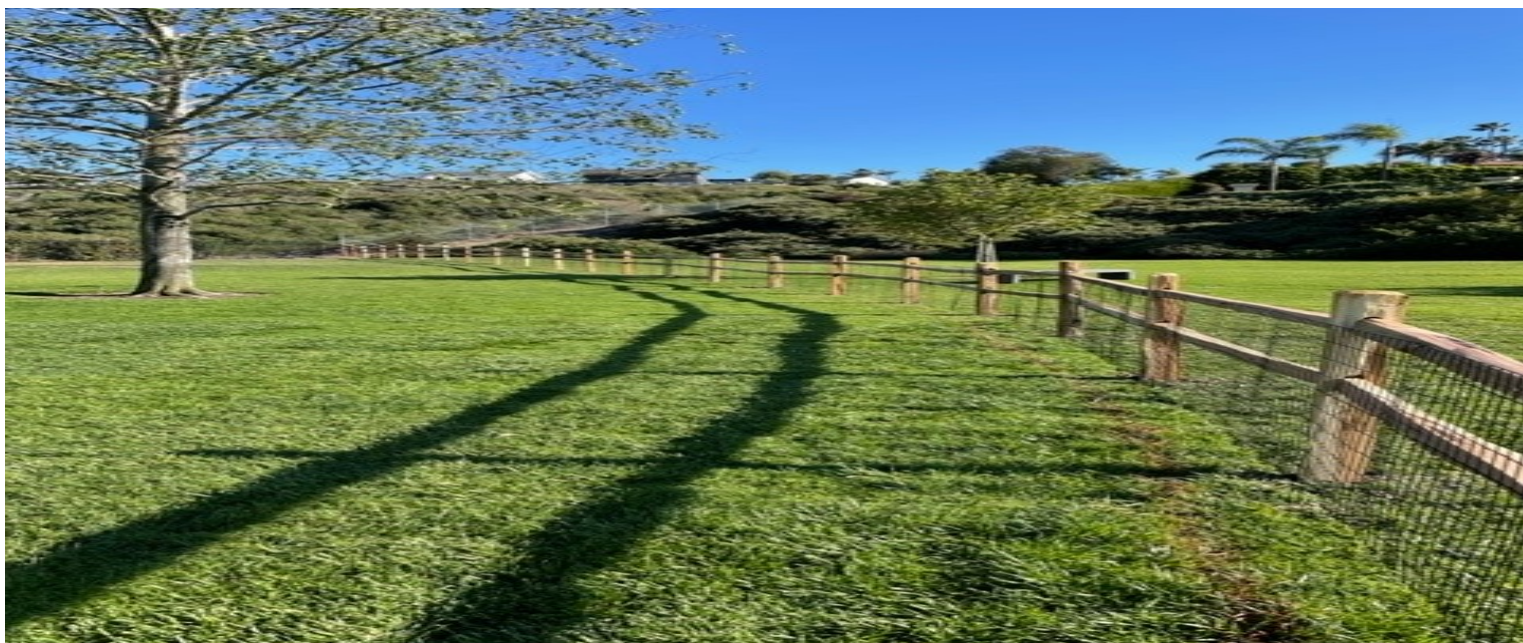
## APRIL 2022 REMINDERS

- ◆ 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.
- ◆ APRIL 25, 2022 - Board Meeting @ 7:00 PM  
Location: VIA Zoom and Prendiville Insurance Agency Office on 24661 Del Prado Unit 3, Dana Point, CA

### HOMEOWNER ASSESSMENT ADDRESS

The payment  
address for assessments  
is the following:

PO BOX 513380  
Los Angeles, CA 90051-3380



### Multi-Purpose Fence—Lot 10C

Lot 10 C fence installation happened on April 14, 2022. We would like to thank Irvine Fence for the installation of the fence. They did a great job. Also a special thank you to Board Members, Paul Jacobs and Carol McClain for their hard work on getting this project accomplished. There was also a new Ficus tree installed in Lot 10C by Moon Valley Nursery.

As stated in previous communications, the purpose of the fence is to help separate the park for multi-use purposes or activities. Separation of activities with a fence will minimize conflict between multiple activities and make Lot 10C more available for more members to enjoy.

If the fence is effective in achieving the above goal, future phases or changes may be implemented to enhance the attractiveness of the fence.