

June 2022



Monarch Beach Master Homeowner's Association

www.monarchbeachhoa.org

A New Look Coming To The Niguel Gate Entrance

Your Board has approved a new look for the Niguel Gate. The existing aggregate cobble stone concrete, which is cracked and deteriorated will be completely replaced by new contemporary pavers. This is the last phase of the Monarch Beach Drive street construction project. The pavers will be installed on both the visitor and resident entrance lanes and the exit lane (on the public side of the heavy metal gates). The work is scheduled to commence on August 8th, 2022, and will require complete closure of the Niguel entrance for three weeks. During the closure period, the Stonehill Gate will be in operation 24/7. Keep an eye out for further updates via email.

Our Park (Lot 10C)

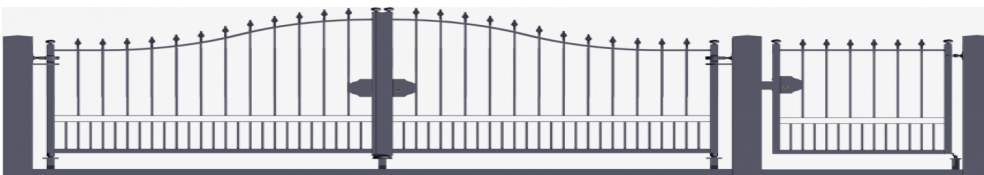
If you haven't been in the park lately, please see the two new sturdy "environmental-green" picnic tables. As a reminder, our park is for the use of Monarch Beach HOA members only. If you see people using our park that are clearly not residents, please courteously advise them. If you are not comfortable with this, snap a photo and contact our Community Manger, My-Le Barnhart, at mbarnhart@keystonepacific.com. We need the community's involvement to help reserve the use of the park for our residents only.

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 (My-Le Barnhart at mbarnhart@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.

PEDESTRIAN GATES

When you use any of the pedestrian gates, we ask to double check to the gate to be sure it has securely closed behind you.



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:

June 27, 2022 @ 7:00 PM
July 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 949-377-2356.

IMPORTANT NUMBERS:

ASSOCIATION MANAGER:

My-Le Barnhart
Phone: 949-377-2356
Fax: 949-377-3309
mbarnhart@keystonepacific.com
Emergency After Hours: 949-833-2600

COMMON AREA ISSUES / TRANSPONDERS / GATE KEYS:

Alexis Lumang
Phone: 949-392-6893
alumang@keystonepacific.com

BILLING QUESTIONS/ ADDRESS CHANGES/ WEBSITE LOGIN:

Phone: 949-833-2600
customer-care@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 |

JUNE 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.
- ◆ June 27, 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

WATER CONSERVATION

Water is Precious – We Need to Conserve! We live in a naturally dry area where water is an increasingly precious resource. Record drought conditions have depleted California’s water sources, making it more important than ever to reduce our water usage.

Conserving water at home will save money. Using water prudently and responsibly will help maintain a reliable supply of drinking water and ensure that fresh, clean water is around for future generations. Visit the links below for more information on the water rebate program.

<https://www.mwdoc.com/save-water/water-use-efficiency/>

DOGGIE BAG ETIQUETTE

Please be courteous to your neighbors.

Do not place your doggie bag waste in other people trash containers.

Place waste bags in the community containers or in your home container when you return.



MISAPPLIED ASSESSMENT PAYMENTS

To help cutdown on misapplied assessment payments, please make sure to write your correct account number on your check. The lockbox company processes the assessment checks by the account number. Currently, all of the sub associations are using Keystone for their community management company. Homeowners are sometimes submitting the wrong check with the invoice stub or they use the wrong account number on their check. Your Monarch Beach Master account number is different than your sub association account number, due take that in consideration when you are mailing in your assessments. If you have any questions about your account numbers, please contact Keystone at reconnect@keystonepacific.com.

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.

