

OCTOBER 2022

www.monarchbeachhoa.org

# Monarch Beach Master Homeowner's Association

## Please welcome your new Community Manager Nadia Ndeze Gato

The community wishes to welcome Nadia Gato to her new position as Community Manager for Monarch Beach Master Homeowners Association. Nadia is taking the place of My-Le Barnhart, and comes to us with a great deal of professional experience. She attended her first Board meeting on August 22, 2022 and is making a very good transition. We look forward to working closely with her. You may contact Nadia at [nndezegato@keystonepacific.com](mailto:nndezegato@keystonepacific.com).

## Master HOA Monthly Board Meetings

Board meetings are held (in person) on the 4<sup>th</sup> Monday of each month at 7:00 PM at the Prendiville Insurance Agency's conference room (24661 Del Prado Avenue, Suite 3, Dana Point).

The meeting Agenda is posted not less than three days prior to the meeting at Niguel and Stonehill Gates guard shack. We expect to be "E-Blasting" the Agenda to all members who have signed up for this service. If you have questions about the meetings, please contact the community manager, Nadia Ndeze Gato ([nndezegato@keystonepacific.com](mailto:nndezegato@keystonepacific.com)).

## Gate Security Procedures For Pedestrians And Cyclists

Gate attendants, in accordance with their Post Orders may ask pedestrians or cyclists to identify themselves and their address. On many occasions the attendant will recognize you, and allow you entry. However, in the event you're asked to identify yourself, kindly provide the information. We are constantly striving to increase community security, so please be courteous and cooperative with the attendants – they are doing their job.

## Statement Delivery Via Email

For those of you signed up for email delivery of their monthly statement, it will now come to you as a simple attachment in the notification email. No more *six-step click through*. Just drag the statement to your desktop and you're done. Your Board has been advocating for this for two years!! Now it's a reality. This is all the more reason to sign up for dues payment via ACH (auto debit), and receive your statement by email. The costs to the HOA of sending statement by U.S. Mail was increased dramatically and will impact the cost of monthly dues. ACH is safe and convenient.

## **BOARD OF DIRECTORS:**

Paul Jacobs – President  
James D. Cigler— Treasurer  
George Stepanchich— Vice-President  
Carol McClain—Secretary  
David Whitham— Member at Large

## **NEXT TWO BOARD MEETINGS:**

September 26, 2022 @ 7:00 PM  
October 24, 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 949-3508-1105.*

## **IMPORTANT NUMBERS:**

### **ASSOCIATION MANAGER:**

**Nadia Ndeze Gato**  
Phone: 949-508-1105  
Fax: 949-377-3309  
[nndezegato@keystonepacific.com](mailto:nndezegato@keystonepacific.com)  
**Emergency After Hours: 949-833-2600**

### **COMMON AREA ISSUES / TRANSPONDERS / GATE KEYS:**

**Ben Le**  
Phone: 949-381-3667  
[ble@keystonepacific.com](mailto:ble@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

# OCTOBER 2022 REMINDERS

- ◆ Keystone will be closed on November 24 and 25, 2022 in observance of Thanksgiving Day.
- ◆ 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.

## Late Fee Increase

Keystone has notified the Master HOA that the late fee penalty will increase from \$20 to \$30. Make this increase "moot" by signing up for monthly association automatic dues payment by ACH. You will never be late again.



## DOGGIE BAG ETIQUETTE

Please be courteous to your neighbors. Do not place your doggie bag waste in other people's trash containers. Place waste bags in the community containers or in your home container when you return.



## **VISIT [www.monarchbeachhoa.org](http://www.monarchbeachhoa.org)!**

Log onto the community website to:

- Submit maintenance requests, address changes
- Get the latest community news & updates
- Obtain minutes, newsletters, policies, forms
- Access your assessment/billing account online
- Pay your association bill online

## ELECTRIC BIKES

Due to the tremendous increase in the use of electric bikes and scooters, some of our sub-associations have found it necessary to examine their rules pertaining to their use. The Master HOA is also contemplating the same procedure. Your comments and suggestions pertaining to e-Bikes and scooters are most welcome. Please forward them to Nadia Gato, our Community Manager.

## Fiber Optics For Monarch Beach

Your Board has been working with Cityside Networks to bring fiber optical capacity to the community. Cityside is currently working their way through the City Of Dana Point administrative process. The physical installation of the cable into our community is still under review. The installation will be at no charge to the HOA or homeowners. For those of you who are unfamiliar, the fiber optical system replaces the old-style coax system currently used by Cox Cable. Fiber is highly reliable and dramatically increases bandwidth. This installation also has the potential of bringing more capacity to the community such as micro-cell towers to increase cellular connectivity, and Wi-Fi capacity in the common areas such as our Park. For those loyal to Cox, that option will still be available.

