

# Monarch Beach Master Homeowner's Association

## 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 safety, so please be courteous and cooperative with the attendants – they are doing their job.

## Patrol One Deployment To Park Patrol

During the Niguel Gate closure (for the paver installation), the Niguel Gate attendants will be redeployed from the Niguel Gate to the Park. Their mission will be 1) to inform non-resident visitors that the Park is for Members only, 2) reinforce our community rules and regulations (and Dana Point City ordinance) about the prohibition of off-leash dogs in the community and Park (with the exception of the fenced area at the south end of the Park), and 3) to inform users of the City Of Dana Point easement trail (which runs through the Park) about their rights of transit. Please give these attendants your support while visiting the Park. We hope to make the most of this opportunity to spread information about the use of our Park common area.

## 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 4 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) .

## 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 Stepancich— Vice-President  
Carol McClain—Secretary  
David Whitham— Member at Large

## **NEXT TWO BOARD MEETINGS:**

November 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 949-3508-1105.*

## **IMPORTANT NUMBERS:**

### **ASSOCIATION MANAGER:**

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

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

**Ben Le**  
Phone: 949-381-3667  
ble@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 |

# NOVEMBER 2022 REMINDERS

## Late Fee Increase

- ◆ **Keystone will be closed on November 11, 24 and 25, 2022 in observance of Memorial and 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.**

Keystone has notified the Master HOA that the late fee penalty will increase from \$10 to \$30. Make this increase "moot" by signing up for monthly association automatic dues payment by ACH. You will never be late again.

## Holiday Lights

Hard to believe, but they have been strung and will be tested soon.

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

## Electric Bikes

Another serious accident occurred just outside of our Stonehill Gate involving an electric bike rider with no helmet. Please use good judgement and wear a helmet. Anyone under 18 years of age is required to wear a helmet. The speed limit in the community is 25 MPH.

## Fiber Optics For Monarch Beach Community

As mentioned in last month's Newsletter, your Board has continued work with Cityside Networks to bring fiber optical capacity to the community. The Board has now entered into a non binding "letter of intent" with Cityside Networks to further our objective of providing fiber optical internet service to the community. Fiber is highly reliable system and dramatically increases band width. 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.

Because this process involves the common areas of Monarch Beach Master HOA, and the various subassociation HOA areas, the rights of way issues, and planning for the physical work in complicated. Volunteers from the community are urgently sought to work with the Board to work on the various tasks associated with installing this system. If you have an applicable technical expertise in these systems or interest in coordinating the rights of way for the physical work, please contact our community manager, Nadia Gato at [nndezegato@keystonepacific.com](mailto:nndezegato@keystonepacific.com).

The Board welcomes anyone interested in investing their time in the community.