

# Monarch Beach Master Homeowner's Association

## Paver Project At Niguel Gate

We are pleased to report that the Paver Project was completed on time, and on budget. No change orders were required. The process satisfactorily resolved a number of mechanical and electrical issues. The job is complete and should last for decades. Thank you for your patience during the Niguel Gate closure period.

## Transponder Purchase Fee

Effective January 1, 2023, the fee to purchase a gate transponder will increase to \$30 per transponder. This price increase is due to the increased charge from the transponder manufacturer to our Association. The most expeditious way to obtain a transponder is to visit the Stonehill Gate and ask for the Post Commander ("Abe") Monday through Friday - 6:00 AM to 2:00 PM. You can fill out the application at the gate and submit your \$30 check. Your transponder may be applied at that time, depending on the traffic load at the gate.

## 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).

## Los Monteros Beach Gate

Please ensure that this gate securely closes behind you. Your "community key" operates this gate lock and the pedestrian gates at Stonehill and Niguel. These keys may be purchase from Key-stone through our Community Manager. The gate may not be propped open. Recently we have received a number of reports of finding the gate not properly locked, which may account for some unauthorized persons in the community.

### **BOARD OF DIRECTORS:**

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

### **NEXT BOARD MEETING:**

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**  
Fax: 949-377-3309  
nndezegato@keystonepacific.com  
**Emergency After Hours: 949-833-2600**

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

**Ben Le**  
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

# DECEMBER 2022 REMINDERS

- ◆ **Keystone will be closed on December 23 and 26, 2022 , December 30, 2022 , January 2nd, 2022 in observance of the Holiday Season**
- ◆ **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.

## Results of Patrol One in the Park

As mentioned previously, Patrol One Niguel Gate attendants were stationed in the Park during the Niguel Gate closure. As a part of their tasks, they collected census data on the visitors to Park. Look for the results of the census in a subsequent Newsletter. The attendants also controlled the non-resident use of the Park. During this three-week period, there were no reported non-resident attempts to use the Park.



## Speeding On Monarch Beach Drive

We continue to receive reports of speeding on Monarch Beach Drive, and through the gate exits. We have many children, bike riders and walkers in the community, bike riders and walkers. Also, it is getting dark at a much earlier time. Please, please respect the 25 MPH speed limit on Monarch Beach Drive, and further slow your speed as you exit the gates. The gate area often has pedestrians transiting the area.

## 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 sub-association HOA areas, the rights of way issues, and planning for the physical work is complicated. Volunteers from the community are urgently sought to work with the Board 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.