

JANUARY 2017

ANTIGUA OWNERS of MONARCH BEACH

Professionally Managed by Keystone Pacific Property Management, Inc. - 16775 Von Karman, Ste. 100, Irvine, CA 92606

2017 ANNUAL BUDGET

The Board of Directors has undertaken a thorough review of the operating budget for the 2017 fiscal year with the goal of providing for efficient operations and for funding adequate reserves to meet long-term requirements. As a result of this review, the Board has determined that assessments will increase \$10.00 per month for the upcoming fiscal year, making the new monthly assessment \$150.00 per month, effective January 1, 2017. The increase is the result of needing to be fiscally prudent, planning for adequate funding for the Reserve street repairs project scheduled for 2018, and in anticipation of minor wage increase pass-throughs by vendors.

For homeowners who are enrolled in the ACH program for monthly withdrawal of assessments from their checking or savings account, the monthly assessment will automatically be increased to the new assessment amount, effective January 1, 2017. However, for homeowners who subscribe to bill pay with their own banks, they will have to instruct their bank to change the amount for the monthly assessment payment from \$140.00 to \$150.00 per month. Thank you.

BOARD MEETING AND ANNUAL ELECTION

The next Board of Directors Meeting is scheduled at 6:00 p.m. on Tuesday, January 24, 2017 at the Dana Hills Tennis Center, 24911 Calle De Tennis, Dana Point CA 92692.

The Annual Membership Meeting and Election is also being scheduled on the same date. The Annual Election material is being mailed by The Ballot Box, the Inspector of Election.



The Board of Directors and Management would like to wish each of you a safe, prosperous and Happy New Year!

BOARD OF DIRECTORS:

President: Eric Fleetwood
Vice-President: Castine Hauser
Treasurer: Jim Bradley
Secretary: Mark Rosen
Member-at-Large: Jack Sreeton

NEXT BOARD MEETING:

Tuesday, January 24, 2017
6:00 p.m. @ Dana Hills Tennis Center

The final agenda will be posted at the Monarch Beach Master Association gates. You may also obtain a copy of the agenda by contacting Management at 949-430-5811.

IMPORTANT NUMBERS:

ASSOCIATION MANAGER:

Rosmen Paguio, CMCA
Phone: 949-430-5811
Emergency After Hours: 949-833-2600
Fax: 949-833-0919
rpaguio@keystonepacific.com

COMMON AREA ISSUES:

Deborah Marino, Associate
Phone: 949-838-3273
dmarino@keystonepacific.com

BILLING QUESTIONS/ ADDRESS CHANGES/ WEBSITE LOGIN:

Phone: 949-833-2600
customercare@keystonepacific.com

ARCHITECTURAL SUBMITTALS:

architectural@keystonepacific.com

INSURANCE BROKER:

Armstrong/Robitaille/Riegle
830 Roosevelt, Suite 200 Irvine, CA 92620
Phone: 949-487-6131
Fax: 949-487-6151

PARKING PATROL SERVICE:

Patrol One: 714-541-0999

MONARCH BEACH GATE HOUSES:

Niguel Road: 949-496-8495
Open 24 hours/7 days per week
Stonehill Drive: 949-661-9602
Open 7 days per week from
6:00 a.m. to 10:00 p.m.

WEBSITE:

<http://www.antiguahoa.com>

JANUARY 2017 REMINDERS

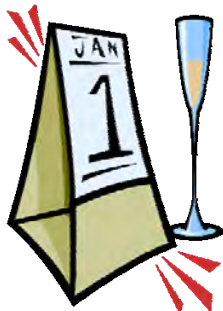
For after-hours Association maintenance issues, please call 949-833-2600 to be connected with the emergency service line. Please call 9-1-1 for life-threatening emergencies.

Street Sweeping Days - 2nd & 4th Mondays

Trash Pick-Up Day - Thursdays
Please remove trash cans from the common areas, after this day.

Keystone Pacific will be closed on Monday, January 2, 2017 for New Year's Day.

Monday, January 24, 2017
Board Meeting @ 6:00p.m.
Dana Hills Tennis Club
24911 Calle de Tennis, Dana Point



SIGN UP FOR COMMUNITY E-NEWS

Sign up to receive news and updates pertaining to our community association via email. To sign up, please register from the "Update My Profile" page once you have logged into your billing account at: www.keystonepacific.com.

SIGN UP FOR THE ACH PROGRAM

Save time and money and never miss a payment again! Sign up to have your assessment payments automatically debited from your checking or savings account. Please call Customer Care at 949-833-2600 or send an e-mail to: customer care@keystonepacific.com to request an ACH application.

FIREPLACE SAFETY TIPS FOR THE WINTER



Now that winter has arrived, many people will light their fireplaces to warm a chilly night or to create a festive atmosphere. However, without following certain precautions, a cozy fire could turn dangerous. If you plan on using your fireplace this season, be sure to follow these safety tips provided by the Fire Authority:

- Make sure your chimney has a spark arrestor.
- Clean your fireplace and chimney each winter before you use them. Have the chimney inspected by a professional who can recommend repairs.
- Always open the chimney flue or damper to allow smoke and carbon monoxide to escape.
- Never use kerosene or any other lighter fluid in your fireplace.
- Remove flammable materials from your mantel. A spark from the fireplace could easily ignite these materials.



OCTOBER 2016 FINANCIAL

	<u>Y-T-D ACTUAL</u>	<u>Y-T-D BUDGET</u>
Utilities	\$9,936.10	\$13,000.00
Landscape Maintenance	\$56,445.85	\$66,470.00
Contracts, Maintenance & Repairs	\$8,404.96	\$8,690.00
Administration	\$46,760.36	\$52,820.00
Reserves	\$122,008.62	\$123,160.00