

JUNE 2017

ANTIGUA OWNERS of MONARCH BEACH

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

BOARD MEETING HIGHLIGHTS - APRIL 2017

Executive Session

- Approved the March 28, 2017 Executive minutes.

General Session

- Approved the March 28, 2017 General Minutes.
- Accepted the March 31, 2017 financial statement.
- Jim Bradley provided an update regarding the street touch-up repairs and re-slurry scheduled on May 1, 2017. He will follow up with Premier Paving to make sure that the appropriate notices are posted.
- Approved the re-stenciling of the STOP and limit lines on the street at the intersection of Dominica and Antigua, which is no longer at the location.
- Approved the proposal for \$2,553.00 for miscellaneous plantings and irrigation replacements, as discussed during the April 2017 landscape walk, from Grant's Landscape Services.
- Approved the proposal for \$300.00 to trim 7 Podocarpus trees between 72 Saint Michael and 77 Saint Michael from Grant's Landscape Services.
- Approved 4 hours of architectural consulting services, at \$175.00 per hour, to be provided by Jeffrey Smith, AIA of Smith Architects, to include a walk-thru of the community with the Architectural Committee and a written report to be presented at the June meeting.



BOARD OF DIRECTORS:

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

NEXT BOARD MEETING:

Tuesday, June 27, 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
customer@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>

JUNE 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.

Tuesday, June 27, 2017
Board Meeting @ 6:00p.m.
Dana Hills Tennis Club
24911 Calle de Tennis, Dana Point, CA



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.

BOARD MEETING HIGHLIGHTS - APRIL 2017 (continued)

General Session

- Appointed Gary Schneider as the Architectural Committee Alternate to replace Castine Hauser.
- Agreed to roll over the Reserve CD for \$50,944.83 with First Foundation Bank, which is maturing on June 12, 2017, for a term of 6 months with an interest rate of 0.55%.
- Agreed to roll over the Operating CD for \$50,302.94 with CIT Bank, which is maturing on June 13, 2017, for a term of 3 months with an interest rate of 0.25%.

MARCH 2017 FINANCIAL

	<u>Y-T-D ACTUAL</u>	<u>Y-T-D BUDGET</u>
Utilities	\$1,531.43	\$3,450.00
Landscape Maintenance	\$18,323.35	\$20,247.00
Contracts, Maintenance & Repairs	\$3,423.83	\$2,730.00
Administration	\$14,456.00	\$16,311.00
Reserves	\$41,905.84	\$41,841.00

ARCHITECTURAL APPLICATIONS

We are reminding homeowners to pay attention to the requirements for submitting an architectural application, such as plans, paint colors, neighbor awareness form, etc. Keystone Pacific's Architectural Desk will review that it is correctly completed before forwarding it to the Architectural Committee.

PAINTING FENCE WALLS

We are reminding homeowners about painting fence walls behind their homes as follows: Rear and side stucco walls, and wood frames supporting glass panels, that face a common area (e.g., rear walls facing Monarch Beach Drive or Antigua, and side walls facing Saint Annes, Dominica, Antigua, Saint Robert, Saint Kitts or Saint Michael) must be painted with 8459 Travertine Trail.