

JULY 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 - MAY 23, 2017

### Executive Session

- Approved the April 25, 2017 Executive minutes.
- Discussed the Delinquency Report dated May 8, 2017.



### General Session

- Approved the April 25, 2017 General Minutes.
- Accepted the April 30, 2017 financial statement.
- Approved the second architectural application for the alteration of the front wall by the homeowner of 57 Saint Michael.
- Approved the proposal from Advanced Reserve Solutions, Inc. to prepare the 2018 Reserve Study, at the cost of \$500.00.
- Jim Bradley provided an update regarding the street lighting project with Horizon Lighting.
- Jim Bradley provided an update regarding the street touch-up repairs and re-slurry and will follow up with Premier Paving regarding the next phase of street repairs.
- Approved the proposal from Grant's Landscape Services for miscellaneous landscape and irrigation replacements, as discussed during the May 2017 landscape walk, at the cost of \$2,835.00.

### **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, July 25, 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>

# JULY 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 Tuesday, July 4, 2017 in observance of Independence Day.

Tuesday, July 25, 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](http://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: [customercare@keystonepacific.com](mailto:customercare@keystonepacific.com) to request an ACH application.

## TRASH CONTAINER STORAGE

REMINDER: Please store trash containers so they are not visible from the street by placing them in your backyard or garage or by placing screening around the trash containers.



## APRIL 2017 FINANCIAL

|                                  | <u>Y-T-D ACTUAL</u> | <u>Y-T-D BUDGET</u> |
|----------------------------------|---------------------|---------------------|
| Utilities                        | \$2,146.02          | \$4,600.00          |
| Landscape Maintenance            | \$23,517.35         | \$26,996.00         |
| Contracts, Maintenance & Repairs | \$4,,227.07         | \$3,640.00          |
| Administration                   | \$18,858.97         | \$21,748.00         |
| Reserves                         | \$55,930.92         | \$55,788.00         |

## 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.



# NEW PORTAL LAUNCHING



[WWW.KPPMCONNECTION.COM](http://WWW.KPPMCONNECTION.COM)

At Keystone Pacific, we are constantly striving to provide our clients the highest level of customer service and a superior management experience. In July, we will modernize the look of our portal to enable new exciting features within the next year. The new portal may look different, but it retains all of the features you currently use. The launch of our new look is just the first step in offering you the best-in-class tools so that you can manage your account in a way that suits your busy life. Stay tuned for more updates on exciting new features.

## USE ON ALL DEVICES

Our new website will be available on all devices; including desktops, tablets and smart phones.



## LOGIN INFORMATION

Please log in to [www.kppmconnection.com](http://www.kppmconnection.com) using your email address and password. If you have not registered, please have your billing statement available to enter in the required information.



## NEED ASSISTANCE?

STARTING JULY 15TH  
Extended Customer Service Hours  
9:00 AM to 9:00 PM  
Customer Care: (949) 833-2600 or  
[customercare@keystonepacific.com](mailto:customercare@keystonepacific.com)

