

MARCH 2018

ANTIGUA OWNERS of MONARCH BEACH

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

BOARD MEETING HIGHLIGHTS

JANUARY 2018

- Approved December 5, 2017 General and Executive minutes.
- Accepted the November 30, 2017 and December 31, 2017 Financial Statements.
- Approved the proposal for \$1,000.00 to do the audit and income tax returns for the year ending December 31, 2017 from Inouye, Shively & Klatt.
- Anthony Quitugua of Horizon Lighting provided an update regarding the installation of the 16 street light poles and adjustment of the bases so they are perpendicular and the arms are level. The Board directed Mr. Quitugua to exchange the street light pole arms to the original CC style that the Board had previously approved.
- Approved the proposal for \$2,590.00 for miscellaneous items, as discussed during the January 2018 landscape walk, from Grant's Landscape Services.



ARCHITECTURAL COMMITTEE NEWS

The Architectural Committee has been working with Vista Paint to update our approved paint colors. We have tested many of the new paint colors from Vista Paint and have come up with a selection to present to the Board of Directors, for approval. Homeowners planning to paint their houses should wait until the new paint colors have been approved, as some older paint colors have been deleted. We will keep you posted.

ANTIGUA RESIDENT REMINDERS

- ⇒ Please do not allow your dog to urinate on your neighbor's private property, as the acid in the urine will kill the plants.
- ⇒ Please put out trash containers on trash pick-up day so that the rear wheels are placed against the sloping part of the curb. Do not leave trash containers in the middle of the street, which is Association common area, as doing so will pose a safety and driving hazard.
- ⇒ Drying of clothes and towels are not permitted on balconies.
- ⇒ Homeowners are being reminded that guest spaces are not to be used for daily overflow parking but for guest parking.
- ⇒ No landscaping or construction work is allowed on holidays. Please refer to the Monarch Beach Master Association Rules and Regulations, which states: "NO ENTRY ON SUNDAYS AND HOLIDAYS FOR CONSTRUCTION AND COMMERCIAL DELIVERY. Construction hours: Weekdays 7 AM to 6:30 PM, Saturday 8 AM to 5:30 PM."



STREET REPAIRS PROJECT

The Board approved the proposals of \$6,482.00 and \$3,240.00 for engineering services regarding the proposed street repairs project on Saint John and the rest of the community. Core samples are going to be taken of soils conditions of streets throughout the community by LaBelle-Marvin Inc., in preparation for the street repairs project.

BOARD OF DIRECTORS:

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

NEXT BOARD MEETING:

Tuesday, April 24, 2018
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>

MARCH 2018 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, April 24, 2018
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: customercare@keystonepacific.com to request an ACH application.

2017 TREASURER'S REPORT

Operating Budget Items

	<u>Total Budgeted</u>	<u>Total Spent</u>
Utilities	\$13,800	\$14,481
Landscape Maintenance	\$80,988	\$59,361
Contracts, Maintenance & Repairs	\$10,920	\$10,334
Administration	\$65,244	\$47,468

Reserve Amounts as of 12/31/17

Painting	\$7,027
Slurry Seal	\$5,501
Asphalt Repair	\$4,126
Asphalt Renovation	\$299,410
Concrete Repair	\$98,436
Lighting	\$44,251
Fences/Walls	\$15,295
Landscape Renovation	\$91,150
Mailboxes	\$11,956
Monument Sign	\$4,922
Street Signs	\$10,099
Sprinkler/Timers	\$5,358
Contingency	\$17,175