

MAY 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

MARCH 27, 2018:

Executive Session



- Approved the February 22, 2018 Special Executive Session Minutes and February 27, 2018 Executive Session Minutes.
- Discussed homeowner and legal matters.
- Discussed the Delinquency Report dated March 22, 2018.

General Session

- Approved the February 6, 2018 Adjourned Annual Meeting of the Membership Minutes and February 27, 2018 General Session Minutes.
- Accepted the February 28, 2018 Financial Statement.
- The Architectural Committee provided a presentation on a revised paint palette of 18 to 19 paint schemes, with paint options for front doors and commercial grade stains for wood garage doors.
- Approved the 2017 draft audit prepared by Inouye, Shively & Klatt.
- Adopted the updated Internal Dispute Resolution Policy prepared by the Association's attorney.
- Approved the following proposals from Grant's Landscape Services: (1) Proposal for \$2,050.00 for trimming the Queen Palm trees throughout the community; and (2) Proposal for \$573.00 for miscellaneous landscape items discussed during the March landscape walk.
- Approved to roll over the Reserve CD for \$51,118.83 with CIT Bank for a term of months with an interest rate of 0.55%, upon maturity on May 13, 2018.

BOARD OF DIRECTORS:

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

NEXT BOARD MEETING:

Tuesday, May 22, 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>



MAY 2018 REMINDERS

Keystone Pacific will be closed on Monday, May 28, 2018, in observance of Memorial Day.

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, May 22, 2018
Board Meeting/Annual Election @ 6:00p.m.
Dana Hills Tennis Club



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.

ANTIGUA RESIDENT REMINDERS



- ⇒ Be a good neighbor to your neighbor! Inspect any plant material or improvements performed on your property periodically to make sure they are not affecting your neighbor or their property.
- ⇒ Now is a good time to inspect your utility cabinet doors for repairs/replacement and painting. Several utility doors have been noted to require maintenance. Doors can be purchased through Ganahl Lumber.
- ⇒ Observe a vehicle you believe is in violation of the parking rules or parked in a fire lane? Report the issue to Patrol One, and they will send a patrol officer to inspect the violation and determine if the issue is a violation or not. Patrol One will not tow at the request of an owner unless a vehicle is blocking access to the owner's garage or parked in the parking area in front of the owner's home.
- ⇒ If parking a vehicle on the street, the vehicle must be facing in the direction of the correct flow of traffic for the side of the street. Parking against the flow of traffic is prohibited.
- ⇒ Antigua resident questions regarding the Monarch Beach Master Homeowners Association guard gates, transponders, guest entrance passes, etc., should be directed to Connie Needham at (949) 430-5804 or Kevin Tan at (949) 838-3264.

FEBRUARY 2018 FINANCIAL

	<u>Y-T-D ACTUAL</u>	<u>Y-T-D BUDGET</u>
Utilities	\$2,655.15	\$2,320.00
Landscape Maintenance	\$19,505.93	\$13,596.00
Contracts, Maintenance & Repairs	\$1,811.96	\$2,210.00
Administration	\$10,741.67	\$11,362.00
Reserves	\$43,995.48	\$28,860.00