

JUNE 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

APRIL 22, 2018:

Executive Session

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



General Session

- Approved the March 27, 2018 General Session Minutes.
- Accepted the March 31, 2018 Financial Statement.
- Approved the proposal for \$900.00 to prepare the 2019 reserve study with a site visit and photos of the Reserve components from Advanced Reserve Solutions, Inc.
- The Board is still waiting for the installation of the correct style of cross arms on the new street lights by Horizon Lighting.
- Jim Bradley provided a landscape report that Grant's Landscape Services has been instructed to work on adding check valves to sprinklerheads to prevent overspraying and pass the irrigation audit.
- Approved the installation of a dog waste station at the Antigua access trail.
- The Board is working on renovating the monument entrance sign letters and lighting.

ARCHITECTURAL WALK

Management will be conducting monthly architectural inspection walks to survey the neighborhood for properties in need of upkeep and maintenance. We will be looking for utility doors that need to be replaced.

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, June 26, 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>



JUNE 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, June 26, 2018
Board Meeting/Annual Election @ 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.

FROM THE ARCHITECTURAL COMMITTEE DESK

The warmer weather has come our way and many homes undergo improvements this time of year. Your Architectural Committee would like to remind you to submit architectural applications for building improvements and landscape projects. We have seen many projects in the last couple of months commence without a written approval. We want to avoid the levy of fines, a delay in your project while requesting approval, or worse, to avoid a project "re-do," if it is not in line with the Architectural Guidelines and Rules. A quick reminder on the types of projects that must be submitted for approval (not all inclusive): *Landscape, hardscape, artificial turf, gutters, lights on garage, windows, front gates and walls, walkways, patio changes, fencing, garages, and painting of house or garage.* Thank you for your cooperation as we strive to keep our community welcoming, attractive and progressive.

VOLUNTEERS ARE NEEDED FOR COMMITTEES!

Please contact your Community Manager, Rosmen Paguio, via email at rpaguio@keystonepacific.com, if you are interested in joining a Committee.



MARCH 2018 FINANCIAL

	<u>Y-T-D ACTUAL</u>	<u>Y-T-D BUDGET</u>
Utilities	\$3,676.44	\$3,480.00
Landscape Maintenance	\$23,284.11	\$20,394.00
Contracts, Maintenance & Repairs	\$2,612.76	\$3,315.00
Administration	\$19,428.17	\$17,043.00
Reserves	\$58,955.16	\$43,290.00