

JUNE 2018

ANTIGUA OWNERS of MONARCH BEACH

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

MAY 22, 2018 MEETING HIGHLIGHTS

Executive Session

- Approved the April 24, 2018 Executive Session Minutes.
- Discussed homeowner and legal matters and Delinquency Report.



General Session



- Approved the April 24, 2018 General Session Minutes.
- Accepted the April 30, 2018 Financial Statement.
- Horizon Lighting completed the installation of the correct style cross arms for the street light poles.
- The Board postponed final payment to Horizon Lighting until the final walk-thru inspection of the street light poles to ensure that they are plumb and straight.
- Jim Bradley indicated that he is working on the logistics for the street repairs project and for LaBelle-Marvin to draft letters to the utility companies (gas, water and electricity) to find out if they are planning to do any street work, as he does not want the street to be dug up after the street repairs project is complete.
- The landscape report indicated that Grant's Landscape Services has found a problem with spiders and mites in the Philodendron, which may need to be removed as they are getting old; the treatment of the Texas Privets is working; and they are working on the irrigation water audit. There will be some bare areas, as the landscape crew is working on the renovation of the Antigua slope.
- Approved the proposal for \$4,113.00 for miscellaneous landscape items discussed during the May landscape walk from Grant's Landscape Services.
- The Board is working on the renovation of the entrance monument sign letters and landscape lighting.
- Approved the proposal for \$565.00 to repair and paint the stucco planter wall at the corner of Antigua and Saint Roberts.
- Approved the following investments: (1) Roll over the Reserve CD for \$100,000.00 from Comerica for a term of six months with an interest rate of 1.55%, upon maturity on June 8, 2018; (2) Roll over the Reserve CD for \$50,579.36 from CIT Bank for a term of six months with an interest rate of 0.55%, upon maturity on June 13, 2018; and (3) Roll over the Reserve CD for \$51,276.03 from First Foundation Bank for a term of 16 months at the promotional interest rate of 2.00% as of March 2018, upon maturity on July 12, 2018
- Approved placing a lien for the delinquent account for APN #672-432-01 for outstanding assessments and applicable charges.

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, July 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
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>



JUNE 2018 REMINDERS

Keystone Pacific will be closed on Wednesday, July 4, 2018, in observance of Independence 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, July 24, 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.

APRIL 2018 FINANCIAL

	<u>Y-T-D ACTUAL</u>	<u>Y-T-D BUDGET</u>
Utilities	\$5,099.28	\$4,640.00
Landscape Maintenance	\$29,679.62	\$27,192.00
Contracts, Maintenance & Repairs	\$3,723.56	\$4,420.00
Administration	\$30,355.03	\$22,724.00
Reserves	\$73,627.13	\$57,720.00

PROPOSED REVISIONS TO ARCHITECTURAL COMMITTEE RULES

The proposed revisions to the Architectural Committee Rules were recently mailed to the membership, and the proposed text of the Rules Revisions are posted on the Association's website.

Purpose for the Rules Revision: The purpose for the revisions to the Rules includes, among other others: (a) further define the types of architectural improvements that require the prior written approval of the Architectural Committee ("Committee"), (b) further clarify the procedure by which members are to follow when submitting an architectural application ("Application") to the Committee, (c) address conflicts between the Rules and the Association's Declaration of Covenants, Conditions and Restrictions ("CC&R"), and (d) articulate the standards considered by the Committee when reviewing an Application.

Adoption of the Rules: The proposed revisions to the Rules may be adopted by the Board of Directors after thirty (30) days, pursuant to Civil Code section 4360. Please forward any comments on the proposed Rules in writing to the Association's Community Manager, Rosmen Paguio, CMCA, prior to the Board meeting scheduled for June 26, 2018: rpaguio@keystonepacific.com. You may also mail your comments to the following address:

Antigua Owners Association of Monarch Beach
c/o Keystone Pacific Property Management, LLC
16775 Von Karman Avenue, Suite 100
Irvine, CA 92606

To view the proposed new paint colors, please go the following link, which will take you to the Community look-up page: <https://www.vistapaint.com/archive>. Type in Antigua in the first box (Name), and 92629 in the second box (Zip), and hit search. "Antigua" should appear in the search results with the color schemes listed. Click on a color scheme to see a swatch of the main body color and the pop-out color in that scheme.