

JULY 2018

ANTIGUA OWNERS of MONARCH BEACH

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

JUNE 26, 2018 MEETING HIGHLIGHTS

Executive Session

- Approved the May 22, 2018 Executive Session Minutes.
- Discussed homeowner and legal matters and Delinquency Report.



General Session

- Approved the May 22, 2018 General Session Minutes.
- Received and filed the Architectural Submittal Report from June 1, 2017 to June 18, 2018.
- Accepted the May 31, 2018 Financial Statement.
- Confirmed in the final walk that Horizon Lighting completed the installation of the correct style cross arms for the street light poles.
- Agreed to schedule the Annual Election on January 22, 2019 and to hold the General Session Board meeting concurrently as the Annual Election at the Dana Hills Tennis Center and chose a Record Date of December 14, 2018.
- Approved the following proposals from Grant's Landscape Services: (1) Proposal for \$900.00 for landscape items discussed during the June landscape walk; and (2) Proposal for \$4,880.00 for tree trimming throughout the community .
- Approved the proposal for \$5,831.00 for the insurance renewal package from Armstrong/Robitaille/Reigle.
- Approved the proposal not to exceed \$6,000.00 for new monument sign letters in 1/2" stainless steel in a bronze finish with a font to match the existing letters as close as possible from Vasin Sign Solutions.
- Approved the proposal for \$3,718.00 to install 2 LED sign fixtures at the Antigua entrance monuments and 4 new rocket posts from Thomas Rose Electric Inc.
- Approved the notice to new tenants regarding the Antigua Rules and Regulations.
- Agreed to roll over the Reserve CD for \$51,177.18 for a term of 6 months at the interest rate of 0.55% from CIT Bank, upon maturity on August 13, 2018.



MONUMENT RENOVATION PROJECT

The Board of Directors is planning on renovating the Antigua Entry Monuments this summer. Soon, the monument sign letters will be removed, and the faces of the monuments will be repaired, resurfaced and painted. New sign letters will then be installed to be followed by additional lighting fixtures to better illuminate the monuments. Finally, the landscaping around the entrance area will be freshened up. We anticipate the process to take several weeks to complete and believe the improvements will enhance the community.

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, August 28, 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>



JULY 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, August 28, 2018
Board Meeting/Annual Election @ 6:00p.m.
Dana Hills Tennis Club
24911 Calle de Tennis, Dana Point, CA



PAYMENT UPDATE:

Effective immediately, your account number and where to send your assessment payment has changed.

To avoid any delays in processing your assessment payments, please update your records.

Your new 10 digit account number can be found in your billing statement. The new payment address will be:

File 1958, 1801 W. Olympic Blvd.
Pasadena, CA 91199-1958.

If you have any questions, please call 949-833-2600.

PROPOSED ARCHITECTURAL COMMITTEE RULES

In late May, the Board distributed new Architectural Committee Rules (a revision to the 2014 current rules) to all homeowners in Antigua. Homeowners had the month of June to review and provide comments to the committee and to the Board. During the homeowner open forum at the Board Meeting on June 26, 2018, a number of homeowners shared their concerns and provided feedback on the proposed rules. The Architectural Committee took the opportunity to share a presentation on the origin of the rules, the need for a revision, as well as rationale for the new provisions. The intent was to broaden the understanding and to hopefully impart a message of building a community that we are all proud of. The homeowners' comments were well received, and we were appreciative of the participation. We will take the comments/suggestions and do a revision over the next few months, which will be sent back out for homeowner comment. Until the time the new rules are adopted, the current 2014 Architectural Committee Rules remain in effect. They can be found on the Antigua website at: https://antiguahoa.com/antiguaassociation/arch/antigua_architectural_committee_rules_adoption.pdf.

Thank you to the homeowners who took the time to either attend the meeting or send comments via email....all will help guide these in a better direction. And thank you to fellow Architectural members Beth Gilovich, Gena Stinnett, and Diane Lupo (alternate) for volunteering their time for the content and edit work that went into this project.

Carol McClain, Architectural Committee Chair



MAY 2018 FINANCIAL

	<u>Y-T-D ACTUAL</u>	<u>Y-T-D</u>
<u>BUDGET</u>		
Utilities	\$6,334.48	\$5,800.00
Landscape Maintenance	\$33,247.62	\$33,990.00
Contracts, Maintenance & Repairs	\$3,723.56	\$5,525.00
Administration	\$33,673.53	\$28,405.00
Reserves	\$88,334.07	\$72,150.00