

OCTOBER 2018

ANTIGUA OWNERS of MONARCH BEACH

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

SEPTEMBER 25, 2018 MEETING HIGHLIGHTS

Executive Session

- Approved the August 28, 2018 Executive Session Minutes.
- Discussed homeowner and legal matters and Delinquency Report.



General Session

- Approved the August 28, 2018 General Session Minutes.
- Received and filed the Architectural Submittal Report from September 1, 2017 to September 17, 2018.
- Approved posting the 2017 and 2018 Architectural Committee Minutes on the Association's website.
- Accepted the August 31, 2018 Financial Statement.
- Approved the Reserve Study prepared by Advanced Reserve Solutions for the fiscal year 2019.
- Approved the proposal for \$850.00 for the 2018 holiday lighting from Santa's Holiday Lighting.
- Approved an amount not to exceed \$500.00 for Thomas Rose Electric to coordinate the installation of the 2018 holiday lighting by Santa's Holiday Lighting on the same day and to add electrical connections/outlets as necessary.
- Approved reimbursing Gary Schneider an amount not to exceed \$100.00 for stamped concrete repairs.
- Agreed to roll over the Reserve CD for \$51,257.04 with CIT Bank for a period of six months at the interest rate of 0.55%, upon maturity on November 13, 2018.

BOARD OF DIRECTORS:

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

NEXT BOARD MEETING:

To Be Determined
@ 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/Riegler
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>



SEPTEMBER 2018 REMINDERS

Keystone Pacific will be closed on November 12, in observance of Veteran’s Day, and on November 22-23, in observance of Thanksgiving.

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.

Board Meeting – To Be Determined
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.

MAINTENANCE

In response to a few neighbor complaints, and in recognition of the fact that our infrastructure is aging, we are making regular inspections of all the streets. Keystone Pacific has sent out 68 Courtesy Letters informing people of items that need maintenance, such as weathered utility doors (they are almost 30 years old), landscaping shrubs or trees that need trimming, or other minor problems of the type that tend to slip by without notice.

If you received one, we hope that you are not offended; it's not just you. By walking the neighborhood, we also become aware of problems in the common areas, which we are addressing with our vendors. Thank you for your efforts.

AUGUST 2018 FINANCIAL

	<u>Y-T-D ACTUAL</u>	<u>Y-T-D BUDGET</u>
Utilities	\$10,870.54	\$9,280.00
Landscape Maintenance	\$51,313.94	\$54,384.00
Contracts, Maintenance & Repairs	\$6,801.76	\$8,840.00
Administration	\$61,977.93	\$45,448.00
Reserves	\$133,314.07	\$115,440.00

VISIT www.antiguahoa.com!

Log onto the community website to:

- Submit maintenance requests, address changes
- Get the latest community news & updates
- Obtain minutes, newsletters, policies, forms
- Access your account online
- Pay your HOA bill online



Should you have problem logging onto the community website, please call Customer Service at 949-833-2600.

