

DECEMBER 2018

ANTIGUA OWNERS of MONARCH BEACH

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

NOVEMBER 2018 MEETING HIGHLIGHTS

Executive Session

- Approved the October 23, 2018 Executive Session Minutes.
- Discussed homeowner and legal matters and the Delinquency Report.



General Session

- Approved the October 23, 2018 General Session Minutes.
- Received and filed the Architectural Submittal Report from November 1, 2017 to November 17, 2018.
- Received and filed the Architectural Committee Minutes for September 6, 2018, September 28, 2018, October 30, 2018 and November 7, 2018.
- Accepted the October 31, 2018 Financial Statement.
- Approved the following proposals from Grant's Landscape Services: (1) Proposal for \$365.00 to remove the Sea Lavender out of the Acacia groundcover and install 40 1-gallon Acacia Lowboy across from 9-11 Antigua; and (2) Proposal for \$1,488.00 for miscellaneous landscape items discussed during the last landscape walk.
- Approved the proposal for \$322.02 to purchase a Fido House green pet waste station from HD Supply and a verbal quote not to exceed \$100.00 to have it installed adjacent to the entrance to the Saint Kitts path by Tom Raffetto of T. R. Construction.



BOARD OF DIRECTORS:

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

NEXT BOARD MEETING:

Tuesday, January 22, 2019
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: 949-377-3309
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>



DECEMBER 2018 REMINDERS

Keystone Pacific will be closed on January 1, 2019, in observance of New Year's 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, January 22, 2019
Board Meeting/Annual Election @ 6:00p.m.
Dana Hills Tennis Club
24911 Calle de Tennis, Dana Point, CA



PAYMENT UPDATE:

As a friendly reminder, your account number and where to send your assessment payment changed in April this year. 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.

FRIENDLY REMINDERS FOR ANTIGUA RESIDENTS

- ◇ Check drains for proper flow and operation. Clear any obstructions, as backups affect your property or your neighbors property.
- ◇ Trim back plant material from utility doors and neighboring structures and roofs.
- ◇ Now is a good time to check weatherstripping - saving you money on heating costs this winter.
- ◇ Be mindful of lighting that is bright and/or shining in neighboring windows.
- ◇ Inspect wrought iron gates and perform necessary repairs/painting, as needed.
- ◇ Please be considerate of your neighbors when planning holiday festivities and decorating.
- ◇ Take advantage of the new doggie waste stations when walking your canine companion.
- ◇ Enjoy the Holiday Season!!

OCTOBER 2018 FINANCIAL

	<u>Y-T-D ACTUAL</u>	<u>Y-T-D BUDGET</u>
Utilities	\$14,263.68	\$13,920.00
Landscape Maintenance	\$59,130.94	\$81,576.00
Contracts, Maintenance & Repairs	\$7,301.76	\$13,260.00
Administration	\$71,612.52	\$68,172.00
Reserves	\$162,899.48	\$173,160.00



*THE ANTIGUA BOARD OF DIRECTORS WISHES
YOU AND YOUR FAMILY
A SAFE AND HAPPY HOLIDAY SEASON!*

