

APRIL 2019

ANTIGUA OWNERS of MONARCH BEACH

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

YOUR INPUT IS NEEDED!

The following article is by Gary Schneider, whose personal viewpoint may or may not reflect the viewpoint of the rest of the Board Members.

Your elected Board of Directors considers a variety of issues at each meeting and would prefer to make their decisions with input from you. However, recently the level of owner input has dropped substantially. Results from the recent election showed that only 52 of the 189 owners participated by even submitting a ballot. A recent request for input on the Saint John Street road project elicited only 2 responses. We also have Committees that do not have enough volunteers. All of this begs the question of how much input the majority of owners want to have in their community.

The Board is considering its role in how best to enforce our governing documents and Rules and Regulations. We are discussing a change to our enforcement process and the current fine structure. Currently, the Board can send out courtesy letters, ask owners to appear before the Board, and in rare instances, fine owners the amount of \$50.00. In an effort to put more teeth into our enforcement, a proposal has been made to increase our fine structure to a maximum of \$500.00. Hopefully, you believe that our community should have guidelines. How do you believe we would enforce these guidelines? We need your input, please! You can either attend our next meeting or email your input to our Association Manager at rpaguio@keystonepacific.com.

VOLUNTEERS NEEDED!

Your Homeowners Association has openings for the Architectural Committee, CC&R Committee and others! And there will be Board openings. We need your help! Please give a few hours. If you are interested, contact Community Manager, Rosmen Paguio at rpaguio@keystonepacific.com or Board President Mark Rosen (72 Saint Michael) at marksrosen@aol.com.



BOARD OF DIRECTORS:

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

NEXT BOARD MEETING:

Tuesday, May 28, 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/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>



APRIL 2019 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, May 28, 2019
Board Meeting @ 6:00p.m.
Dana Hills Tennis Club
24911 Calle de Tennis, Dana Point, CA



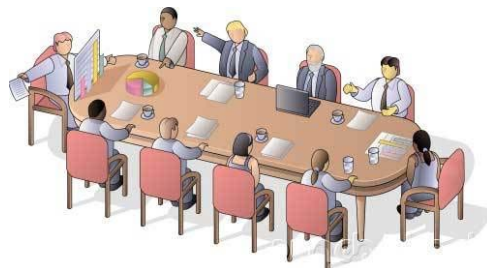
PAYMENT UPDATE:

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.**

MARCH 26, 2019 BOARD MEETING HIGHLIGHTS

- Approved the February 26, 2019 General Session and Executive Session Board Meeting Minutes.
- Accepted the February 28, 2019 Financial Statement.
- Approved the Association Funds Transfer Committee Charter.
- Approved the 2018 Draft Audit prepared by Inouye, Shively & Klatt, C.P.A.
- Jim Bradley provided an update regarding the Saint John street repairs project, discussed the pre-bid meeting on March 22, 2019, the scope of work to be performed in two phases and the Preliminary Project Manual for the 2019 Roadway Improvement for Saint John prepared by Ed Perez of La-Belle Marvin, Inc.
- Authorized Jim Bradley to approve an amount up to \$6,000.00 for two days of pot holing to remove the French drain, if he believes this work is necessary.
- Approved the proposal for \$225.00 for miscellaneous landscape items discussed during the March landscape walk by Grant's Landscape Services.
- Tom Raffetto of T. R. Construction completed the installation of a new Fido animal waste station in the planter area next to the pathway at the end of the Saint Kitts cul-de-sac.



PARKING & UNAUTHORIZED VEHICLES

Please be reminded that garages are not intended for storage. Homeowners should park at least one vehicle in the garage, then utilize the driveway, before parking on the street. Parking or storing of commercial or recreational vehicles such as boats, RV's, trailers, or jet skis in the community is prohibited.

FEBRUARY 2019 FINANCIAL

	<u>Y-T-D ACTUAL</u>	<u>Y-T-D BUDGET</u>
Utilities	\$1,572.76	\$2,720.00
Landscape Maintenance	\$9,027.84	\$13,454.00
Contracts, Maintenance & Repairs	\$2,785.92	\$1,978.00
Administration	\$10,348.36	\$11,818.00
Reserves	\$34,000.62	\$32,266.00