

JULY 2019

ANTIGUA OWNERS of MONARCH BEACH

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

SAINT JOHN STREET PROJECT



We are about to start on a long planned street replacement project on Saint John. The project will be divided up in two phases, with Dominica being the dividing point.

- The first phase is from Dominica, south to the end of the cul-de-sac (25-53 Saint John).
- The second phase is then from Dominica north to Saint Annes (1-23 Saint John). The residents there will, of course, be heavily impacted for several weeks and will have limited access and will be parking on St. Annes and Monarch Beach Drive.

Access throughout the neighborhood will be impacted as follows:

There will be NO PARKING on Dominica starting Sunday, July 21st, as it will be blocked off and used as a staging area and very short term loading/unloading for Saint John residents. You will be seeing signage up in the days leading up to that, so please plan accordingly to have vehicles parked elsewhere by that date.

The NO PARKING status on Dominica will last for the entire 4 to 5 weeks of the project.

After Phase 1 is complete, Dominica will then be opened enough to allow the Phase 1 residents to get in and out of Saint John during the Phase 2 construction, while will still being utilized as a staging area.

Saint John will not have through traffic for the duration of the project, so please plan to avoid Saint John and Dominica, as you make your way in and out of the neighborhood.

Questions can be directed to: saintjohnstreetwork@gmail.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, August 27, 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:

Kevin Tan, Associate
Phone: 949-838-3264
ktan@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 2019 REMINDERS

- Keystone Pacific will be closed on July 4, 2019, 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, August 27, 2019
Board Meeting @ 6:00p.m.
Dana Hills Tennis Club



A MEMBERS RIGHT TO PRIVACY

California Civil Code allows a member to request to be removed from the membership list to prevent release of their private contact information to a member requesting the membership list.

In order to opt-out of the membership list, you must notify the Association **in writing**. If you choose to opt-out of sharing your name, property address, email address and mailing address under the membership list, the opt-out designation shall remain in effect until changed by you, by written notification to management. If you wish to opt-out, please complete the Opt-Out Form on our website at:

<http://www.kppm.com/forms/opt-out.php>

BOARD MEETING HIGHLIGHTS – JUNE 25, 2019

Executive Session

- Approved the March 26, 2019 and April 16, 2019 Executive Session Board Meeting Minutes, as submitted, and the May 28, 2019 Executive Session Board Meeting Minutes, as amended.
- There was a termite discussion.
- Approved the sending of Hearing Notices for utility door violations.
- Homeowner and legal matters were discussed.



General Session

- Approved the April 16, 2019 and May 28, 2019 General Session Board Meeting Minutes, as submitted
- Reviewed the Architectural Submittal Report dated June 19, 2019.
- Jim Bradley provided an update regarding the street repairs project, and the Board discussed the proposal obtained by Labelle Marvin from Premier Paving to do the street repairs project. Champion Paving and Pavewest Inc. had declined to bid on the street repairs project. There was a discussion regarding contacting the South Coast Water District regarding not removing the French drain, the deep excavation and finding the strength with the right mixture.
- Ed Perez of LaBelle-Marvin, Inc. attended in person to discuss the proposals from Premier Paving and Western Pacific Construction Services. The Board requested Mr. Perez to prepare a detailed matrix with a complete package containing all options for the street repairs project, the pros and cons and his recommendation and email it to Jim Bradley and Management prior to the July 2, 2019 Special General Session Board meeting.
- Mark Rosen, Diane Lupo and Gena Stinnett will review the cover letter and the revisions to the Proposed Architectural Committee Rules before they are forwarded to the Association’s attorney, for review. The Board will then approve the finalized set at the August meeting before they are mailed to the membership for the 28-day comment period.
- Approved the following proposals totaling \$3,994.00 from Grant’s Landscape Services: (1) Proposal for \$3,854.00 for miscellaneous landscape items discussed during the June landscape walk; and (2) Proposal for \$140.00 to plant 4 flats of Geraniums for the Antigua wall at Saint Anne’s.