

AUGUST 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 RENOVATION UPDATE

As of August 5, 2019



A huge thank you to the residents on Saint John, who have remained gracious and taken in stride, the disruption and delays of the reconstruction process.

The demolition and cement mix process was accomplished in two days, despite delays caused from a gas leak and water leaks. However, the curing process required after cement was mixed into the subgrade soil (to stabilize and firm it up) has taken longer than we expected. We had believed that would occur in about a week and after reviewing the first test samples, we were advised to wait another week before re-paving. The base and first layer of pavement is to take place on August 7th. We will reopen the first phase the next day.

Phase 2 demolition will start the week of August 12th. We expect to put down the first layer of pavement in the second phase the week of August 26th. (We are assuming a 2-week curing process here, too. If that is not necessary, the timeframes will be moved up.) A day after the first layer is done, we will add the final layer of pavement to the entire length of the project, giving us a four inch (4") thick street with no joints. This will require the Phase 1 residents to move vehicles back outside one more day to accomplish this, and then the street will be reopened to all traffic.

Dominica will remain a **NO PARKING** area and trash can staging area until the final paving is done.

BOARD OF DIRECTORS:

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

NEXT 2 BOARD MEETINGS:

Tuesday, August 27, 2019
Tuesday, September 24, 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
customer@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>



AUGUST 2019 REMINDERS

- **Keystone Pacific will be closed on September 2, 2019, in observance of Labor 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.
- **Next 2 Board Meeting @ 6:00p.m.**
Tuesday, August 27, 2019 and
Tuesday, September 24, 2019
Dana Hills Tennis Club
24911 Calle de Tennis, Dana Point, CA



SIGN UP FOR THE ACH PROGRAM

Save time and money and never miss a payment again! Sign up to have your assessment payments automatically debited from your checking or savings account. Please call Customer Care at 949-833-2600 or send an email to customer care@keystonepacific.com to request an ACH application.

SIGN UP FOR COMMUNITY E-NEWS

Sign up to receive news and updates pertaining to our community association via email. To sign up, please register from the "Update My Profile" page once you have logged into your billing account at www.kppmconnection.com.

BOARD MEETING HIGHLIGHTS – JULY 23, 2019

Executive Session

- Approved the June 11, 2019 Special Executive Session Board Meeting Minutes and the July 25, 2019 Executive Session Board Meeting Minutes, as submitted.
- Approved Management to send Hearing Notices for garage door and landscaping violations.
- Homeowner and legal matters were discussed.

General Session

- Approved the May 18, 2019, June 11 2019 and July 2, 2019 Special General Session Board Meeting Minutes and the June 25, 2019 General Session Board Meeting Minutes, as submitted.
- Reviewed and accepted the June 30, 2019 Financial Statement.
- Ratified the decision on July 1, 2019 by the Executive Committee to approve the insurance renewal package proposal for \$6,148.00 from Armstrong/Robitaille/Riegle, which expired on July 3, 2019.
- Approved the proposal for \$5,843.0 for the mid term insurance renewal package from Armstrong/Robitaille/Riegle, which was \$305.00 less than the original proposal.
- Approved recording a lien for the delinquent account for APN #672-441-015.
- Approved the following proposals From Grant's Landscape Services: (1) Proposal to increase the monthly landscape maintenance fee by \$200.00 per month to provide inclusive Queen Palm trimming with no height limitations over fifteen feet (15'); and (2) Proposal for \$6,380.00 for tree trimming for fall/winter 2019.



JUNE 2019 FINANCIAL

	<u>Y-T-D ACTUAL</u>	<u>Y-T-D BUDGET</u>
Utilities	\$4,405.92	\$8,160.00
Landscape Maintenance	\$31,111.23	\$40,362.00
Contracts, Maintenance & Repairs	\$5,670.14	\$5,934.00
Administration	\$31,928.97	\$35,454.00
Reserves	\$100,063.56	\$96,798.00



**Antigua Owner's Association of Monarch Beach
Owner Notice Disclosure (Civil Code section 4041)**

California law requires Owners in a community association to provide the following information to the association on an annual basis. **If the below contact information has changed**, please complete and return this form to Keystone Pacific Property Management, LLC at the address shown below or send the completed form to forms@keystonepacific.com no later than October 31st.

Owners Name _____

Property Address _____

Owner Phone # _____ **Owner Email** _____

***ITEMS 1-6 NEED TO BE COMPLETED. IF NOT APPLICABLE, PLEASE INDICATE N/A**

1. Address or Addresses to which notices from the association are to be delivered:

2. Any alternate or secondary address to which notices from the association are to be delivered:

3. The name and address of your legal representative, if any, including any person with power of attorney or other person who can be contacted in the vent of your extended absence from your property:

4. Your property is (please check one): Owner occupied Rented out

If your property is rented out, please provide the following information:

Name of Tenant(s): _____

Phone Number: _____

Email Address: _____

5. Is your property developed, but vacant (please check one)?: Yes No

6. Is your property undeveloped land? Yes No

**Please return this form to:
Antigua Owner's Association of Monarch Beach
c/o Keystone Pacific Property Management, LLC
16775 Von Karman Ave, Suite 100, Irvine, CA 92606**