

SEPTEMBER 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



The Saint John street renovation project is essentially complete, with some touch-up and clean-up to be done.

The Board would like to express a huge thank you to the residents on Saint John, who have been gracious and taken in stride, the disruption and delays of the reconstruction process. Also, many, many thanks to Jim Bradley, who spearheaded this project on behalf of the Board. We could not have done it without you!

BOARD MEETING HIGHLIGHTS – AUGUST 27, 2019

Executive Session

- Approved the July 23, 2019 Executive Session Board Meeting Minutes, as submitted, and discussed hearings, homeowner and legal matters.



General Session

- Approved the July 23, 2019 General Session Board Meeting Minutes, as submitted
- Received and filed the Architectural Submittal Report dated August 21, 2019
- Diane Lupo provided an update regarding the street repairs project.
- Adopted/ratified the Proposed Architectural Committee Rules, which was mailed to the membership on July 19, 2019 for a 28-day comment period, subject to corrections to scrivener's errors. The adopted Architectural Committee Rules will be posted at both guardhouse bulletin boards and the Association's website with 15 days of adoption.
- Approved the proposal for \$800.00 to do the audit and income tax returns for the year ending December 31, 2019 from Inouye, Shively & Klatt.
- Authorized Gary Schneider to have a completed street sign created as a sample by Classic & Signblasters.com for an amount not to exceed \$700.00.
- Appointed Eric Fleetwood and Gary Schneider as Members of the Nominating Committee.

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, September 24, 2019
Tuesday, October 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:

Robert L. Williams Associate
Phone: 949-503-0342
rlwilliams@keystonepacific.com

BILLING QUESTIONS/ ADDRESS CHANGES/ WEBSITE LOGIN:

Phone: 949-833-2600
customer@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>

Happy Halloween



SEPTEMBER 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.
- Next 2 Board Meeting @ 6:00p.m.
Tuesday, September 24, 2019 and
Tuesday, October 22, 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.



PARKING ENFORCEMENT

The Board is working on the parking problem and enforcement and trying to come up with solutions.

EARTHQUAKE PREPAREDNESS

Recently, California has had two very large quakes in the span of a couple of days and hundreds of aftershocks following. Please utilize this time now to make sure you are prepared if an earthquake happens closer to where you live. Please see the following tips from www.ready.gov to ensure you are prepared before, during, and after a major quake. **Before an earthquake occurs be sure to:**

- Secure heavy items such as cabinets, tv's, shelving units and items that hang on walls. Move heavy items on shelves to lower levels.
- Practice STOP, COVER, and HOLD ON—Stop where you are, get down on hands and knees, cover your neck and head with your hands and crawl to somewhere safe (if possible) and hold on to sturdy furniture.
- Have a family communication plan and make sure you have a supply kit stocked with non-perishable food, water, flashlights and more.

During an earthquake:

- DROP, COVER, and HOLD ON—just like you have practiced.
- If you are inside, stay inside until the shaking stops and then proceed outside to an area where no objects such as your home, trees, power lines. etc. can fall on top of you.
- If you are in bed, stay in bed and cover your head and neck with a pillow.
- If you are in a vehicle—pull over to a safe place, away from any objects that could fall on top of you. Do not stop under overpasses.

After an earthquake:

- Expect aftershocks—if your home is unstable, do not stay there, move away from any possible falling debris.
- Do not enter damaged buildings.
- If you are trapped, cover your mouth and nose from dust and debris and try to get a text out if you have a phone with you. Bang on pipes or walls, and save your voice until you hear rescuers approaching.
- If you are in an area where tsunamis are possible—move to higher ground immediately.
- Once you are safe, monitor radio, social media or television for alerts.

APPLICATION FOR CANDIDACY FOR THE BOARD OF DIRECTORS

Dear Homeowner:

The Annual Election will be held in January 2020. If you are interested in serving on the Board, please complete this application and return it to **KEYSTONE PACIFIC PROPERTY MANAGEMENT, LLC** at the office address displayed below, by 5:00 PM on **October 31, 2019**.

Please type in the information requested below.

NAME: _____

(Note: Be sure to complete and return verification information on page 2 of this application)

**Candidacy statement needs to be kept to one page...*

WHY WOULD YOU LIKE TO SERVE AS A BOARD MEMBER?

WHAT IS YOUR BACKGROUND?

WHAT IS YOUR VISION FOR THE COMMUNITY?

WHAT WOULD YOU LIKE TO ACCOMPLISH DURING YOUR TERM OF OFFICE?

(Per Civil Code, this form will be sent with the election materials, as submitted)
Page 1 of 2

Proudly Managed By
Keystone Pacific Property Management, LLC

16775 Von Karman #100
Irvine, CA 92606
(949) 833-2600

30021 Tomas Road #160
Rancho Santa Margarita, CA 92688
(949) 833-2600

41593 Winchester Road #113
Temecula, CA 92590
(951) 491-6866

3155-D Sedona Court
Ontario, CA 91764
(909) 297-2550

**APPLICATION FOR CANDIDACY
FOR THE BOARD OF DIRECTORS**

HOMEOWNER VERIFICATION INFORMATION

NAME: _____

ADDRESS: _____

WORK PHONE NUMBER: _____

HOME PHONE NUMBER: _____

CELL PHONE NUMBER: _____

E-MAIL ADDRESS: _____

(Per Civil Code, this form will be sent with the election materials, as submitted)
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