

JANUARY 2020

ANTIGUA OWNERS of MONARCH BEACH

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

ANTIGUA RESIDENT REMINDERS

- ⇒ Trash cans should be placed at the curb no earlier than Wednesday night, and retrieved no later than Thursday night.
- ⇒ Dog waste is to be retrieved immediately after deposited in the Antigua common areas and residential landscaped areas.
- ⇒ When changing light bulbs, please be mindful that the light is not shining into your neighbors windows, as it is disruptive to them at night.
- ⇒ Now is a good time to inspect your utility cabinet doors for repairs/replacement and painting. Several have been noted to require maintenance. Doors can be purchased through Ganahl Lumber.
- ⇒ Planning an exterior improvement or renovation this year? Please make sure you submit an architectural application and received approval BEFORE you begin your project. Residents who do not obtain the required approval prior to beginning an improvement are subject to hearings and fines.
- ⇒ All property improvements performed must be in compliance with city requirements. If a permit is required, it is up to you, the property owner, to obtain the property permits and maintain your property in compliance with city requirements.
- ⇒ Each resident is responsible to maintain the plant material in such a way as to not impede access or interfere with the access to the utility cabinet and electrical panel of their neighbors. Please take a moment to inspect these areas and trim back or relocate any plant material that may pose an access problem to your neighbor.
- ⇒ If parking a vehicle on the street, the vehicle must be facing in the direction of the correct flow of traffic for the side of the street. Parking against the flow of traffic is prohibited.

VOLUNTEERS ARE NEEDED FOR COMMITTEES!

Please contact your Community Manager, Rosmen Paguio, via email at rpaguio@keystonepacific.com, if you are interested in joining a Committee.



2020 ANNUAL MEETING RESULTS WILL BE PUBLISHED NEXT MONTH!



BOARD OF DIRECTORS:

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

NEXT 2 BOARD MEETINGS:

Tuesday, January 28, 2020
Tuesday, February 25, 2020
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
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>

JANUARY 2020 REMINDERS

- **Keystone will be closed on Monday, February 17th, observance of President'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.
- **Next 2 Board Meetings @ 6:00p.m.**
Tuesday, January 28, 2020
Tuesday, February 25, 2020
Dana Hills Tennis Club
24911 Calle de Tennis, Dana Point, CA



DUTIES OF THE BOARD OF DIRECTORS

The Board of Directors is in charge of maintaining, preserving and enhancing the common assets of the association. In order to perform those duties, the Board relies on the advice and counsel of experts in various fields of community association management. For example, the management company, attorneys, landscapers, insurance specialists, etc. When making decisions regarding the community, the Board is expected to consider all variables associated with the issue to make the best decision possible.

Sometimes decisions may not appear to be in the best interests of all of the owners; however, if each owner understood all of the underlying issues that go into making the decision, they would understand that the Board's choice of action is usually the most practical and well thought out.

In addition to dealing with insurance, maintenance, financial and contractual decisions, the Board must also balance their positions on the board with their role as a homeowner. If assessments are increased, that means they increase for all homeowners. If rules are enacted, that means everyone must obey them. Being a Board member does not grant immunity from the responsibilities of living in an Association. In fact, serving on the Board reflects just how seriously they take that responsibility.

So, please keep in mind that the Board members are actually doing "double-duty" for the community: they serve as a Board member and neighbor...and deserve a heartfelt "thank you" for all of their contributions to the community!

AFTER-HOURS EMERGENCY LINE

Keystone offices will be closed on February 17, 2020, in observance of President's Day. If an Association common area matter requires immediate attention after Keystone's regular office hours, please call (949) 833-2600, and the emergency on-call manager will be happy to assist you. **Please call 9-1-1 - for life threatening emergencies.**

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.

