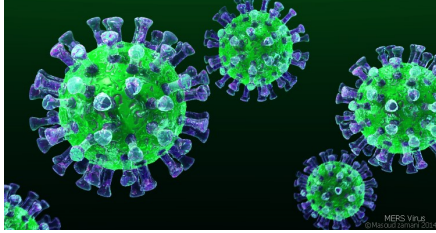


APRIL 2020

ANTIGUA OWNERS OF MONARCH BEACH

www.antiguahoa.com

KEYSTONE CARES - COVID-19 UPDATES



During these unprecedented times, we wish to inform you that Keystone remains committed to serving you and our Communities. In light of the fluidity surrounding COVID-19, Keystone has rolled out a series of email communication updates to all Board Members. In March, Keystone announced that its corporate and regional offices were closing in response to the local and statewide mandate to “flatten the curve”. Please be advised that all operations continue to run to ensure no disruption of service.

Property managers are working remotely and will continue to do so until further notice. Property inspections are still adhered on a solo basis without personal contact. Board meetings will continue to occur through online platforms, such as Skype or Zoom, or via a telephone conference call, unless the Board opts to cancel or change its regularly scheduled meeting date. During this closure, Keystone has a skeleton crew of employees working regular business hours at our offices to ensure no disruptions to your service. Online systems and resources such as your customer portal through kppmconnection.com remains accessible.

We understand that questions may continue to arise, and we are here to assist you. Management would like to thank you for your patience, understanding, and outpouring of support as all work through this together.

BOARD MEETING HIGHLIGHTS—MARCH 24, 2020

Executive Session

- Discussed personnel/contract issues and legal matters.

General Session

- Accepted and filed the Architectural Submittal Report dated March 17, 2020.
- Approved the 2019 Draft Audit prepared by Inouye, Shively & Klatt, subject to providing the Board with a copy of the final audit with the legal update.

BOARD OF DIRECTORS:

President: Mark Rosen
Vice President: Eric Fleetwood
Treasurer: Vacant
Secretary: Gena Stinnett
Member at Large: Castine Hauser

NEXT 2 BOARD MEETINGS:

Tuesday, April 28, 2020
Tuesday, May 26, 2020
6:00 p.m. To Be Determined

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:

Carly Hoffman, Associate
Phone: 949-508-0567
choffman@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

Managed by Keystone
16775 Von Karman Ave., Suite 100
Irvine, CA 92606

APRIL 2020 REMINDERS

- **Keystone will be closed on May 25th, in observance of Memorial 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, March 24, 2020
Tuesday, May 26, 2020



PRESIDENT'S MESSAGE

UNCHARTED WATERS

We live in unprecedented times. Many of you may be suffering, either physically or financially. The bull market that began in the first year of the Obama administration is over, and, at the same time, the federal government is trying to take away affordable health care for those who need it more than ever. The assumptions that we have relied on the last eleven years are being blown up before our eyes.

Our Association Board met in March by telephone, and will probably keep doing so for the time being. I'm sure there will be other consequences that we can't foresee. All we can do is our small part to preserve our way of life. Keep maintaining your yards. Follow the parking rules. (*Don't park diagonally on your small driveway - I'm talking about a certain homeowner on Saint Michael!*) Respect your neighbors.

Although we are in uncharted waters, there are some small benefits. With the beach parking lots closed, it now really means something to live within walking distance of the ocean. If you have to drive, traffic is light, and the grocery stores are less crowded (although you have to stand in line to get in). Try to enjoy your enforced vacation!

Mark Rosen, President

HOMEOWNER ASSESSMENT CHANGE

Effective immediately, the payment address for assessments has changed to:

PO BOX 513380
Los Angeles, CA 90051-3380

Preserve Your Biggest Asset...Your Residence!



The most common neglected repairs in our community? Rusted wrought iron fences and peeling paint on garage doors and wood trim. It is inexpensive to sand and paint a

wrought iron gate or fence before rust eats through the metal. Once rotted, it becomes very expensive to replace. The same goes for wood trim and garage doors. Costs go up significantly to replace rotten wood trim and fascia boards. Good paint preserves and extends the life of all exterior wood, including your garage door. These repairs enhance the value of your home and increase the property values in our community.

At the Direction of the Board, our community management team sends friendly reminders to residents whose homes need attention. Why wait? We hope you will get those maintenance items done now while they are still easy and inexpensive. Think of it as a spring-time spruce up!

ANTIGUA WEBSITE

By registering for the Antigua community website, you are helping to reduce expenses.

Use the website for: paperless billing, dues payment, important HOA documents and email announcements. Sign up today at www.kppmconnection.com.

