

AUGUST 2021

ANTIGUA OWNERS OF MONARCH BEACH

www.antiguahoa.com

BOARD MEETING HIGHLIGHTS—JULY 2021

Executive Session

- Approved the June 22, 2021 Executive Session Board Meeting Minutes and discussed hearing and homeowner matters.



General Session

- Approved the June 22, 2021 General Session Board Meeting Minutes, as corrected.
- Accepted and filed the July 21, 2021 Architectural Submittal Report.
- Reviewed and accepted the June 30, 2021 Financial Statement.
- Ratified the amount of \$15,870.00 for the July Reserve Transfer.
- Glenn Robinson of Armstrong/Robitaille/Riegle attended the meeting to discuss the insurance renewal package and answer insurance-related questions. He confirmed that the Association carries adequate insurance coverage, per Civil Code requirements.
- Approved the proposal for \$850.00 from Santa's Holiday Lighting to do the 2021 holiday with the same design as last year
- Approved the following proposals from Premier Paving, Inc.: (1) Proposal for \$6,120.00 to perform the reconstruction of the area located between the existing PCC pad on Saint Annes and Monarch Beach Drive; and (2) Proposal for \$6,300.00 to haul away 544 SF of stamped concrete and replace with asphalt, with the work to be done during the roadway construction improvements of Monarch Beach Drive by the Monarch Beach Master on August 15-25, 2021.
- Approved the proposal for \$22,462.00 from Concrete Doctor to sandblast, stain Brick Red and seal approximately 4,084 SF at the roundabout, make repairs where needed to crack, spalls, etc. and replace joint seal .
- Approved the proposal for \$19,856.00 from Shields Building Services as the results of the expert's survey that the wall is secure for now but should be rebuilt with new wood and support posts, as he is concerned if there was a good rain, the wall may fail and cause flood damage to the resident backyards.

BOARD OF DIRECTORS:

President: Mark Rosen
Vice President: Castine Hauser
Secretary: Jack Screeton
Treasurer: Vacant
Member at Large: Vacant

NEXT 2 BOARD MEETINGS:

Tuesday, August 24 2021
Tuesday, September 28, 2021
6:00 p.m. Via Zoom

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:

Tyrel Wallace , Associate

Phone: 949-503-0342

wallacet@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

Phone: (949) 381-7700



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

AUGUST 2021 REMINDERS

- **Keystone will be closed on Monday, September 6th 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 Meetings @ 6:00p.m.**
Tuesday, August 24, 2021
Tuesday, September 28, 2021
Location: Via Zoom



HOMEOWNER ASSESSMENT CHANGE

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

PO BOX 513380
Los Angeles, CA 90051-3380

TRASH PICK-UP

Please remember to place your trash containers out the afternoon before pick-up and remove them by the night of pick-up.



ESCAPE TO SUMMER

Hello Owners, Tenants and Renters:

Our home is our Oasis, especially in these trying times; that is why it is so important to be kind and considerate of your neighbors. An excellent way to prosper good neighbor relationships starts by following the CC&R's and Architectural Rules and Regulations. It has become more apparent that weep screeds, drainage, zero-lot-line and parking infringements have caused problems throughout the community. If you are unfamiliar with these terms, it is even more vital that you reach out to Architecture Committee or Keystone. We all want Home Improvements as it is essential to our real estate values, but to make sure you are doing what is required of you to protect and avoid time, delays, and money trying to fix problems comes with knowledge. Also, your neighbors don't have all the answers and may even direct you in the wrong direction. We, the HOA, are here to help you.

Here is your community update --

The Architectural Committee has been very busy with roughly 5-7 applications submitted each month. If filled out correctly and contain the correct information, those applications are reviewed and processed within days after receiving them from Keystone. At times, it requires a visit from the ARC Committee, which homeowners have found helpful and informative. We are very close to finalizing a color and new manufacturer for the driveways, curb and common areas stamped concrete. Soon owners will be able to update their driveways.

The Landscape Committee has been very busy with refreshing, renovating, and making your drive throughout the community a thing of beauty. We are now moving into the internal streets of the community to accomplish the same curb appeal. The slope behind the homes of Saint Kitts, Saint Robert and Saint Michael retaining wall will be renovated shortly. Although the wall border is secure at this point, it is still over thirty years old, and rather than spending time and money on repairs, it is best to replace it all. Please see the Notice with this Newsletter regarding the dates of the Saint Kitts retaining wall repairs by Shields Building Services.

Thank you, fellow owners and neighbors, for doing your part in helping to keep our community a community we can be proud to call HOME.

Best regards, Beth Gilovich

Landscape and Architectural Committee Chairperson

NOTICE

SLOPE RETAINING WALL PATHWAY BEHIND SAINT KITTS, SAINT ROBERTS AND SAINT MICHAEL

During the July 27, 2021 Board Zoom meeting, the Board unanimously approved the proposal for \$19,856.00 to renovate the slope retaining wall next to the pathway behind your homes. The expert's survey results showed that the wall is secure for now but should be rebuilt with new wood and support posts, as there is a concern that if there was good rain, the wall may fail in certain areas and cause flood damage to the resident backyards.

The Board hired Shields Building Services for this project. **Their work will commence on September 1st and will continue the week of September 6-9.** We ask that you please allow the contractors to do their job without interruptions. There are several steps to this process: clearing debris from the retaining wall slope and turning off the irrigation so the pipes do not bust are just some of the processes. Both Nature Care and Shields Building Services will be working on the slope to accomplish the renovation.

If you have a rental in the area, please let your tenants or renters know so they are not surprised.

Parking around the cul-de-sac and the Antigua pathway entrance will be congested so please do not park your cars in these areas so the contractors can have access.

We appreciate your consideration during this time, and we all look forward to the new renovation.



**Antigua Owners 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 email 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 event 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 Owners Association of Monarch Beach
c/o Keystone Pacific Property Management, LLC
16775 Von Karman Ave, Suite 100, Irvine, CA 92606**