

NOVEMBER 2021

ANTIGUA OWNERS OF MONARCH BEACH

www.antiguahoa.com

BOARD MEETING HIGHLIGHTS—OCTOBER 26, 2021

- Approved the September 28, 2021 General Session and Executive Session Board Meeting Minutes, as submitted.
- Reviewed and accepted the September 30, 2021 Financial Statement.
- Ratified the amount of \$15,870.00 for the October Reserve Transfers.
- Accepted and filed the October 20, 2021 Architectural Submittal Report.
- Approved the 2022 Draft Reserve Study (on-site with photos) prepared by Advanced Reserve Solutions. The study reflects that the Association will be 60.73% funded at fiscal year-end, with a recommended monthly contribution of \$15,985.74
- Beth Gilovich provided an update regarding the replacement of the wood retaining wall at the Saint Kitts slope by Shields Building Services and thanked Mark Rosen for approving the Change Order. The project is still under construction and reaching the final stages, and she will be conducting the final site visit and inspection at the end of the week.
- Discussed the October 15, 2021 Incident Report from Beth Gilovich, which resulted in calling the police. Beth provided an update and indicated that the woman was apprehended the second time by police and was sent with a Code 5021 for mental condition to Mission Hospital Laguna Beach. There was no further action taken.
- Management sent a notice send via eBlast regarding the pre-emptive Board approval for appeal for staining driveways. The Board is allowing homeowners to have their driveways stained with the authorized stain and sealer without having to submit an architectural application to the Architectural Committee, for a period of year, if the approved products and the process for the stain and sealer are used and followed, in order to encourage and make it easier for homeowners to stain their driveways.



BOARD MEETING HIGHLIGHTS—NOVEMBER 9, 2021

- Approved the 2022 draft Annual Budget, with the dues to remain the same, and the Reserve Maintenance Disclosure .
- Approved the proposal not to exceed \$5,965.00 from Nature Care for the 2021 tree trimming throughout the community.
- Discussed a homeowner matter regarding 22 Saint Kitts and the Neighbor Awareness Form signatures.



BOARD OF DIRECTORS:

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

NEXT 2 BOARD MEETINGS:

Tuesday, December 14, 2021
Tuesday, January 25, 2022
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

NOVEMBER 2021 REMINDERS

- Keystone will be closed on December 24th and December 27th, in observance of Christmas Eve and Christmas 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, December 14, 2021
Tuesday, January 25, 2022
Location: Zoom or to be determined



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.



CURB YOUR DOG!

Lately, we have been getting complaints about dog waste. You would think that people would pick up after their dogs, but I guess not always, which is why this reminder is necessary.

Dogs are amazing creatures. They serve as a doorbell. They serve as a plate-cleaner. They serve as a comfort blanket. They serve as a protector. They provide unconditional love. But they still excrete and have to be cleaned up after.

If you don't clean up after your dog, your neighbors will observe it. In these days of cell phones, you will be caught on video. Don't let dog waste trip you up! Curb your dog.

Speaking of curbs, you may have noticed that many homeowners are having their driveways restained. The driveways belong to the homeowners, and the staining is at their expense. But the curbs and gutters belong to the Association. In many instances, a restained driveway makes the faded stains and chips of the gutters and curbs more noticeable. The Association does intend to address that, probably in the first half of next year.

URGENT: The Board elections are in January. So far, there are three open seats and only two candidates. Now is your chance to serve! My next birthday will be a milestone, and it's time to pass the torch to a new generation. Contact Rosmen Paguio to get nomination papers. You can make a difference. And the next HOA president gets to write this column and say whatever he or she wants.

Have a Happy Thanksgiving!

Mark Rosen
President

