

DECEMBER 2023

# ANTIGUA OWNERS OF MONARCH BEACH

[www.antiguahoa.com](http://www.antiguahoa.com)

## BOARD MEETING HIGHLIGHTS—DECEMBER 2023

### **Executive Session**

- Approved the November 15, 2023 Executive Session Board Meeting Minutes and discussed homeowner matters.

### **General Session**

- Approved the August 22, 2023, October 24, 2023 and November 15, 2023 General Session Board Meeting Minutes, as amended.
- Reviewed and accepted the October 31, 2023 Financial Statement.
- Ratified the amount of \$15,870.00 for the October reserve transfer.
- Ratified the proposal for \$1,000.00 from Nature Care to add Cape Honey Suckle to both sides of the slope entrance under the Coral tree to fill in the bare areas, which was previously approved by Beth Gilovich, Landscape Committee Chair.
- Approved the holiday gift to Rosmen Paguio, the Community Association Manager for the past 10 years.



## BOARD MEETING AND 2024 ANNUAL MEETING & ELECTION

The next Board of Directors Meeting is scheduled at 6:00 p.m., Tuesday, January 23, 2024, at the Dana Hills Tennis Center, located at 24911 Calle De Tennis, Dana Point, CA 92692.

The Annual Membership Meeting and Election will also be held on the same day. The 2024 Annual Election material is being mailed by The Ballot Box, Inspector of Election.

## FIREPLACE SAFETY TIPS FOR THE WINTER

Now that winter has arrived, many people will be using their fireplaces to warm a chilly night, or to create a festive atmosphere. However, without following certain precautions, a cozy fire can turn dangerous. If you plan on using your fireplace this season, be sure to follow these safety tips provided by the Fire Authority:



- Make sure your chimney has a spark arrestor.
- Clean your fireplace and chimney each winter before you using them.
- Have the chimney inspected by a professional and perform any recommended repairs before using it.
- Always open the chimney flue or damper to allow smoke and carbon monoxide to escape.
- Never use kerosene or any other lighter fluid in your fireplace.
- Remove flammable materials from your mantel. A spark from the fireplace can easily ignite flammable materials.

### **BOARD OF DIRECTORS:**

**President:** Beth Gilovich  
**Vice President:** Castine Hauer  
**Secretary:** Mark Rosen  
**Treasurer:** David Nachreiner

### **NEXT 2 BOARD MEETINGS:**

**Tuesday, January 23, 2024**  
**Tuesday, February 20, 2024**  
6:00 p.m.

*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  
[rpaguio@keystonepacific.com](mailto:rpaguio@keystonepacific.com)

**Emergency After Hours:**  
**949-833-2600**

#### **COMMON AREA ISSUES:**

**Jonah Regato, Associate**  
Phone: 949-833-2600  
[jregato@keystonepacific.com](mailto:jregato@keystonepacific.com)

#### **BILLING QUESTIONS/ ADDRESS CHANGES/ WEBSITE LOGIN:**

Phone: 949-833-2600  
[billing@keystonepacific.com](mailto:billing@keystonepacific.com)

#### **INSURANCE BROKER:**

Armstrong/Robitaille/Riegle  
Phone: 949-381-7700

#### **PARKING PATROL SERVICE:**

Patrol One: 714-541-0999

#### **MONARCH BEACH GATE HOUSES:**

Stonehill Drive: 949-661-9602  
Niguel Road: 949-496-8495

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



# DECEMBER 2023 REMINDERS

- Keystone Pacific will be closed on 12/22/23 and 12/25/23, 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 @ 6:00 p.m.  
Tuesday, January 23, 2024  
Tuesday, February 20, 2024  
Dana Hills Tennis Center  
24911 Calle De Tennis, Dana Point, CA 92692



## HOMEOWNER ASSESSMENT CHANGE

Please mail your Homeowner assessment payment to:

PO BOX 513380  
Los Angeles, CA 90051-3380

## ACH PAYMENTS

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.

To request an ACH application, please call the Billing department at (949) 833-2600 or email [billing@keystonepacific.com](mailto:billing@keystonepacific.com).



## SPEED REMINDER

Please be mindful of your speed throughout the community as there are many adults and children who enjoy walking through this beautiful community.



## TRASH RECEPTACLES

Please refrain from leaving your trash receptacles out in view of the common area for days on end. Not only does it make your neighborhood look unkempt, but it also attracts disease carrying rodents and other large unwanted animals. The Antigua Owners Association is kindly requesting your courteous action in storing your trash receptacles inside your garage or out of view.



## KNOW YOUR CC&RS AND RULES AND REGULATIONS

All residents are responsible for adhering to the CC&Rs and Rules and Regulations of the Association. If you are a homeowner who is renting the property to another person, please make sure that you provide them with the Association's documents, newsletters and any important updates that are e-blasted to you. If you are Leasee, please ensure that you receive these documents from the homeowner. We all want the community to maintain the highest level of home values and continue to be a sought-after neighborhood.



## OCTOBER 2023 FINANCIAL

	<u>Y-T-D ACTUAL</u>	<u>Y-T-D BUDGET</u>
Utilities	\$13,574.66	\$15,650.00
Landscape Maintenance	\$91,190.76	\$80,320.00
Contracts, Maintenance & Repairs	\$10,073.50	\$10,710.00
Administration	\$52,095.70	\$43,170.00
Reserves	\$177,666.39	\$160,240.00



**THE ANTIGUA BOARD OF DIRECTORS WISHES YOU AND YOUR FAMILY A SAFE AND HAPPY HOLIDAY SEASON**

