

**FEBRUARY 2024**

# ANTIGUA OWNERS OF MONARCH BEACH

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

## **BOARD MEETING HIGHLIGHTS—JANUARY 2024**

### **Executive Session**

- Approved the December 5, 2023 Executive Session Board Meeting Minutes and discussed hearings, collections, and legal matters.



### **General Session**

- Approved the December 5, 2023 General Session Meeting Minutes
- Reviewed and accepted the December 31, 2023 Financial Statement.
- Ratified the amount of \$15,870.00 for the December Reserve Transfer.
- Approved the following proposals from Nature Care:
  - Proposal for \$2,050.00 to remove and flush cut the dead/declining Queen Palm tree at 73 Saint Michael; and
  - Proposal for \$2,160.00 for trenching for the lighting at the corner of Antigua and Saint Robert
- Adopted and ratified the Delinquency Policy, as Operating Rules Changes, with the Pre-Lien Notification to change from 45 days to 60 days.
- Approved the changes made to the Patrol One Post Orders.
- Keystone's IT Department will personalize the home page for the Antigua website with a photo of the entrance and create new sections on Newsletters and Governing Documents on the home page, so tenants will be able to access the monthly Newsletters and Rules and Regulations. Homeowners will have a link to access their account at KPPM Connection/CINC WebAxis by signing in with their username and password.

## **RECONVENED ANNUAL ELECTION**

The Reconvened Annual Election is scheduled at 6:00 p.m. on February 20, 2024 at the Dana Hills Tennis Center, to be conducted concurrent with the General Session by The Ballot Box, Inspector of Election.



## **PRESIDENTS' DAY**

Keystone will be closed on February 19, 2024, in observance of Presidents' Day. Have a safe holiday!



### **BOARD OF DIRECTORS:**

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

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

**Tuesday, February 20, 2024**  
**Tuesday, March 26, 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

# FEBRUARY 2024 REMINDERS

- 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, February 20, 2024  
Tuesday, March 26, 2024  
Dana Hills Tennis Center  
24911 Calle De Tennis, Dana Point, CA 92692



## HOMEOWNER ASSESSMENT MAILING ADDRESS

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).



## PRESIDENT’S MESSAGE

Dear Residents:

With the arrival of El Nino, we are reminded of the importance of home maintenance and repairs, particularly as rainfall increases. One crucial aspect often overlooked is the weep screed, a vital component of our homes' foundations.

What exactly is a weep screed? It's a piece of metal flashing with a bend or lip that runs along the bottom of your foundation. Its role is pivotal as it helps wick moisture away from the foundation through holes at the bottom of the flashing.

Our stucco walls, which absorb most of the runoff, rely on the weep screed to channel excess water away. However, if surfaces surrounding your home, including hardscape and landscape areas, are not maintained at least 3"-4" below the lip of the weep screed, it can lead to water seepage into the foundation, causing damage.

To support homeowners in maintaining their properties, our HOA enforces guidelines outlined in the CC&Rs, specifically Section 4.3.7, which ensures access rights for easement and zero lot line walls. Allowing entry for maintenance is not only a requirement but also essential for preventing violations and safeguarding the integrity of our community.

I want to extend my gratitude to our dedicated Architectural Committee, particularly Zach Martin and Jackie Lennon, for their tireless efforts in upholding these standards and fostering a safe and cohesive environment for all residents. Let's work together to prioritize home maintenance and preserve the beauty and functionality of our community.

Warm regards,

*Beth Gilovich*  
President, Antigua Owners Association

## DECEMBER 2023 FINANCIAL

	<u>Y-T-D ACTUAL</u>	<u>Y-T-D BUDGET</u>
Utilities	\$16,462.99	\$18,780.00
Landscape Maintenance	\$102,108.76	\$96,384.00
Contracts, Maintenance & Repairs	\$12,435.93	\$12,852.00
Administration	\$65,008.89	\$51,804.00
Reserves	\$210,318.60	\$192,288.00