

APRIL 2024

ANTIGUA OWNERS OF MONARCH BEACH

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BOARD MEETING HIGHLIGHTS—MARCH 2024

Executive Session

- Approved the February 20, 2024 Executive Session Board Meeting Minutes and discussed hearings, collections, and executive matters.



General Session

- Approved the February 20, 2024 General Session Meeting Minutes.
- Reviewed and accepted the February 29, 2024 Financial Statement.
- Ratified the amount of \$19,604.00 for the February Reserve Transfer.
- Appointed Jessica Ridley, as Treasurer, to fill the vacant Director’s seat left by Diane Lupo’s passing.
- Approved the proposal, of \$750.00, to have Reserve Data Analysis perform the 2025 reserve study with an on-site inspection.
- Approved the recommendation to ladder the Reserve CD that will mature on 3/28/24 by Dave Lynn, of Lynn Wealth Management.
- Beth Gilovich provided an update regarding the exploratory work for micro-trenching for the street light repair at 15 Saint Michael.

ARCHITECTURAL COMMITTEE

During the March 5, 2024, Special General Session Board Meeting, the Board appointed the following to the Architectural Committee: Beth Gilovich – President; Mark Rosen – Vice President; and Melissa Curtiss – Secretary; with Castine Hauser, Member at Large, as Alternate.

Our CC&Rs and Rules & Regulations distinctly delineate the Architectural Committee's responsibilities, and it is imperative for owners to seek approval for any modifications or improvements. Furthermore, the Architectural Committee oversees matters concerning repairs and maintenance. It is imperative to bear in mind that deviating from compliance may necessitate costly adjustments to rectify any infractions.

Our community operates as a zero lot line wall and easement community, with the governing documents designed to support both dominant and servant homeowners. This underscores the significance of all owners adhering to these regulations.

FEBRUARY 2024 FINANCIAL

	<u>Y-T-D ACTUAL</u>	<u>Y-T-D BUDGET</u>
Utilities	\$2,390.86	\$3,318.00
Landscape Maintenance	\$7,732.42	\$16,064.00
Contracts, Maintenance & Repairs	\$3,349.51	\$2,190.00
Administration	\$9,058.00	\$10,974.00
Reserves	\$39,335.25	\$39,208.00

BOARD OF DIRECTORS:

President: Beth Gilovich
Vice President: Mark Rosen
Secretary: Melissa Curtiss
Treasurer: Jessica Ridley
Member at Large: Castine Hauser

NEXT 2 BOARD MEETINGS:

Thursday, April 25, 2024
Tuesday, May 28, 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

ASSOCIATE:

Jonah Regato
 Phone: 949-833-2600
jregato@keystonepacific.com

Emergency After Hours:
949-833-2600

COMMON AREA ISSUES:

Client Experience Center
 Phone: 949-833-2600
reconnect@keystonepacific.com

BILLING QUESTIONS/ ADDRESS CHANGES

Phone: 949-833-2600
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

April 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.
- Board Meeting Dates
Thursday, April 25, 2024 at 6:00 p.m. Via Zoom
Tuesday, May 28, 2024 at 6:00 p.m.
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.

SPRING FEVER HITS THE NEIGHBORHOOD!

Spring Fever Hits the Neighborhood! "Ah, springtime – the season of runny noses, itchy, watery eyes, and sneezing. But wait, it is also a time for blooming flowers, chirping birds, and the sudden urge to clean every nook and cranny inside and outside our homes. As members of our esteemed Homeowners Association (HOA), it's time to break out gardening gloves, shovels, and good old-fashioned elbow grease, and embark on the annual quest known as Spring Cleaning! In this grand spectacle of suburban unity, we find ourselves knee-deep in paint cans, buried under mulch piles, and engaged in epic battles against the formidable foe known as weeds. But fear not, brave homeowners, for united we stand, armed with shovels, rakes, brooms, brushes, and an unyielding determination to make our neighborhood sparkle brighter than a diamond in the sun. First up! Dirt and grime on your homes. When was the last time you took a look from outside your house? What about that metal gate, your driveway? When was the last time you ensured your entrance wasn't booby-trapped by weeds and plants that prevented consuming a visitor?

Is it time to bid farewell to the grandfather clause by updating your old, out-of-style look? What about your roots? I am talking about where you are in proximity to, a nuisance to your neighbor, or an invasion of your neighbor's property. This damage can be costly and against the rules. Next on the agenda: painting palooza! Armed with paint rollers and a color palette that would make Picasso jealous, we embark on a journey to transform our homes from drab to fab. But beware, dear neighbors, for choosing the wrong shade of "Spring Breeze" could result in a hue more reminiscent of "Nuclear Lime." Proceed with caution and submit your request to the HOA lest you become the talk of the town for all the wrong reasons. And remember the epic battle of foraging through plants to get to our utility doors. Be sure to give that 24-hour notice unless it is deemed an emergency or you might be in trouble.

When was the last time you visited your zero-lot line wall? Can you even find your wall? But amidst the chaos and camaraderie of Spring Cleaning, let us keep sight of the true spirit of our community. It's not just about achieving Instagram-worthy curb appeal (although that's certainly a nice bonus), but about coming together as neighbors to create a place we're proud to call home. So, here's to another season of laughter, camaraderie, and the occasional mishap involving a runaway lawnmower. May your paintbrushes be steady, your weed-pulling prowess legendary, and your sense of humor unwavering as we embark on this grand adventure known as Spring Cleaning – HOA style!

