

FEBRUARY 2022

MONARCH HILLS CONDOMINIUM ASSOCIATION

www.monarchhillshoa.com

RECALL UPDATE

There have been many questions surrounding the pending Monarch Hills Condominium Association ("MHCA") Board of Directors recalls. For a bit of background, two separate MHCA Board recall petitions were established in the Fall of 2021. Both recall petitions were combined into one notice of meeting and owners/members will receive only one ballot to address the recalls. Since then, more than half of the current MHCA Board of Directors have been appointed by the remaining Board members. Because most of the current Board of Directors are new and appointed by the Board after the recall petitions were received, many MHCA owners/members have asked whether the recalls can now be terminated. The guidance received is No - with one exception. Legally the recalls must continue unless all MHCA owners/members who signed the original petitions establishing the two Fall 2021 recalls, sign a new petition requesting their original petitions be revoked. At this time the current MHCA Board of Directors have not received new petitions asking to revoke the two recalls from all MHCA members/owners who signed the two initiating petitions. The purpose of the recall petitions is to allow owners/members the opportunity to elect new Director(s) if the recall(s) is/are successful. At this point, the vacancies on the Board were filled by current Board Members. Based on the reasons above, the recalls therefore must continue at present.

VANDALISM WITHIN MONARCH HILLS

What is vandalism? It is the intentional and malicious destruction of, or damage, to the property of another person. Vandalism includes such behavior such as breaking windows, defacing with graffiti, or slashing tires. Vandalism is a misdemeanor if the amount of damage is less than \$400, but the charge can become a felony if the amount of damage is greater than \$400.

The effects of vandalism in our wonderful community has become a grave concern. It can really affect our quality of life because vandalism destroys things that someone needs or cares about. It also makes people feel that their lives are less safe. Please can die when acts of vandalism get out of control.

So, in an effort to prevent vandalism within Monarch Hills, the simple act of locking your doors can prevent an act of vandalism. Vandals tend to look for easy targets, so the more extra steps vandals have to go through, to attempt to vandalize, will cause them to go elsewhere. Also, Light is the vandal's biggest enemy. We must make checking all doors, a regular part of our behavior these days. Even your bicycles and other items on your patio should be put away and locked. And above all, please, please contact the police immediately, if you have been vandalized, or even if you see anyone committing vandalism. The police want to know about it!

BOARD OF DIRECTORS:

President: Lisa Hendricks
Vice President: Eric Fierro
Treasurer: Mo Vaziri
Secretary: Parthenia Newell
Member at Large: George Ameer

NEXT BOARD MEETING

Tuesday, February 22, 2022
Time: 5:30 PM
Location: Via Zoom

The final agenda will be posted on the bulletin board. You may also obtain a copy of the agenda by contacting Management at rbarger@keystonepacific.com. A copy of the agenda will be emailed to those signed up to receive e-news as well.

IMPORTANT NUMBERS:

ASSOCIATION MANAGER:

Renee Barger, CMCA, AMS, PCAM
Phone: 949-838-3235
rbarger@keystonepacific.com

Emergency After Hours:

949-833-2600

BILLING QUESTIONS/ADDRESS CHANGES/ WEBSITE LOGIN:

Phone: 949-833-2600
customercare@keystonepacific.com

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

FEBRUARY 2022 REMINDERS

- Keystone will be Closed in Observance of the Following Day -
* President’s Day—Monday, February 21st
- 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.
- CR&R Refuse Collection Day-Tuesdays & Fridays
- **Next Board Meeting:** Tuesday, February 22, 2022
Time: 5:30 PM
Location: Via Zoom Video Conference Call

Repipe Committee Notes

Selecting Repipe Contractor

Submitted recommended Contractor Quote to the HOA Board for Review and Approval.

Projected cost in the range \$1.7 to \$1.9 Million.

HOA Board is considering financial options to pay for the Repipe Project.

Required Asbestos Testing

Working with South Coast Air Quality Management District (SCAQMD), to comply with their Rule 1403 Requirement for Asbestos Testing completed “prior to any renovation or demolition activity”.

Received 14 Evista Asbestos Test Reports from Leak Repairs in 2021. All reports state “No Asbestos Detected”.

Submitted 14 Test Reports to SCAQMD and asked if they meet the Rule 1403 Requirement for Asbestos Testing.

Homeowners Information Presentation

Compiling all information related to the Repipe Project, and presented the HOA Board with a Draft Presentation.

The presentation includes information on the topics listed below.

The final approved presentation will be sent to all Homeowners.

Table of Contents

- Copper Pipe Leaks and Expensive Restoration Problem
- Required Asbestos Testing for South Coast Air Quality Management District
- Cost to Repipe All Units in Monarch Hills
- Repipe Process and Timeline
- Financing to complete the Repipe Project

The **Repipe Project** is **CRITICAL** for Monarch Hills, and we need **ALL Homeowners Support and Involvement !!!**

