

July 2022

MONARCH HILLS CONDOMINIUM ASSOCIATION

www.monarchhillshoa.com

A MESSAGE FROM THE VICE-PRESIDENT

Together we can keep our gym a safe and clean space for all to enjoy by using gym etiquette while working out at the Clubhouse. Help keep the gym clean by removing trash and wiping down equipment after using it. To help conserve energy please remember to turn off lights and on your way out do not forget to close windows. Finally, be sure to immediately report any broken or damaged equipment to management to help prevent injuries.

Summer is here, and as always, our wonderful community draws people from all over the world. To help with increased resource demand from the additional summer time population, please remember to use recycle bins properly, break down boxes, and consider finding a less used/less popular trash bin when your regular bin is full or overflowing. Finally, remember to follow the pool rules and use pool etiquette so that all can enjoy our beautiful community.

THERE'S UNITY IN COMMUNITY: GET SOCIAL!

Monarch Hills Celebrates Memorial Day 2022

In honor of the brave men and women who have made the ultimate sacrifice, flags were placed at both entrances to Monarch Hills. We hope everyone had a happy and safe Memorial Day weekend. Flags were donated by homeowners Cherie Polo, Brandon Spruill, Mary Jeffries, and Bill Cochran.



Game Night at the Clubhouse on June 10th was a huge hit. Homeowners challenged each other in several rounds of Taboo, and a play off between the four finalists was held. At the end of the night, everyone was a winner for spending a fun evening with neighbors, playing games, and enjoying snacks. A special thanks to the homeowners who attended and to those who provided games, music, drinks, and snacks!

The Communications Committee is hosting a **4th of July BBQ at the Clubhouse** on July 4, 2022 from 11:00 am to 4:00 pm. Join in with neighbors to celebrate our beautiful community. In keeping with our focus on cost savings, no HOA funds will be used, and hamburgers and hotdogs will be donated by the Communications Committee. Feel free to bring your favorite snacks and drinks!



BOARD OF DIRECTORS:

President: Ivan Van Dyk
Vice President: Eric Fierro
Treasurer: Mo Vaziri
Secretary: Parthenia Newell
Member at Large: Joy Williams

NEXT BOARD MEETING

Tuesday, July 26, 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

COMMON AREA ISSUES:

Emergency After Hours:

949-833-2600

Courtesy Patrol Specialists:

714-669-2736

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

JULY 2022 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.
- CR&R Refuse Collection Day- **Tuesdays & Fridays**
- If you would like to report any disturbances, vandalism, parking, or security issues, please contact Courtesy Patrol Specialists at 714-669-2736 .
- **Next Board Meeting:** Tuesday, July 26, 2022
Time: 5:30 PM
Location: Via Zoom Video Conference Call

An Update from the Repipe Committee

The Repipe Committee evaluated 4 Bids: 2 from Repipe Companies and 2 from Plumbing Companies. We are presenting the best 2 Bids to the Board : (1) OC Repipes and (2) Active Plumbing. Both companies accept our Asbestos Survey Report and provide: On-Site Manager, Info to Residents, Permits & Inspections, Option to Replace Shower Valves (if needed).

Main Differences between the two Bids are: (1) Time to Repipe a Building, (2) Price, and (3) Approach to Repiping
Time to Repipe a Building

Active Plumbing:

- ⇒ Will have 5 workers on-site, and will Repipe one unit at a time.
- ⇒ Estimate: About 1 day to Repipe and 2 days to patch & paint, so 24 days for an 8 Unit Building.

OC Repipe:

- ⇒ Will have 10 workers On-Site, and will Repipe 4 Units at a time.
- ⇒ Estimate: 1 day for Building Main Line, 2 days to Repipe and 2 days to Patch & Paint, so 9 days for an 8 Unit Building.

NOTE: Both companies have workers in a Unit for about 5 days: 2 days Repipe, 1 day Inspect, 2 days Patch & Paint.

Price

Active Plumbing Bid is \$219,250 less than OC Repipes.

Active Plumbing has a Supplier Commitment to hold the Material Price for 3 years, so they will hold their price for 3 years.

Approach

Active said if a leak occurs in another Building, they could send one of their On-Site Plumbers to evaluate and if required call-in another Active Plumber to fix the leak. This would be a separate Plumbing charge.

OC Repipes: After many attempts to negotiate with Slavi at OC Repipes, Slavi confirmed he cannot reduce his price and he cannot guarantee to hold the price for 3 years.

OC Repipes does not do emergency leak repair.

Stay tuned to hear the Board's decision on which company will be contracted for our Repipe Project.

An Update from the Finance Committee

The Finance Committee will be making recommendations to the Board for improvements to our HOA website which would allow for better access to documents as well as real-time communication. In the meantime, be sure to review any HOA financial statements on the HOA website just as you would your own financials. Should you have any questions, email Keystone Property Management or bring them up at the next Board meeting.

A personal cost savings tip is to perform preventative maintenance on your AC unit. By changing out air filters monthly and having your systems serviced annually, you save money in the long run by reducing energy and extending the life of your AC unit.

Cost-Saving Opportunities Could Help Facilitate a Smooth Repipe Project

A special thank you to Board members Mo Vaziri and Parthenia Newell for attending two homeowner gatherings held by former Finance Committee members. At these gatherings, cost-saving opportunities were discussed and guest speakers presented on cost savings such as real time communication and additional homeowner meetings to communicate updates to homeowners throughout the repipe project. These and other additional features are available to us at no additional charge, would lower current expenditures, and could help facilitate a smooth repipe project. The Board and Committees will continue to collaborate and will provide updates on how Monarch Hills may save money by implementing various cost saving measures.