

SEPTEMBER 2022

MONARCH HILLS CONDOMINIUM ASSOCIATION

www.monarchhillshoa.com

A MESSAGE FROM THE PRESIDENT

A Town Hall meeting was held August 6, 2022 to review the community repipe project. Questions were asked and answered. Now those same questions and answers can be found on the Monarch Hills HOA web site. <https://monarchhillshoa.com>. When you go to the website, be sure to log in so that you get full access to all of the information. If you have more questions please e-mail your questions to rbarger@keystonepacific.com.

The Board will be sending out a ballot for the repipe project soon. This is where you as a homeowner can make a big difference. In order for this project to move forward, we need a majority of owners to vote and to approve our re-pipe finance plan. Right now our plan is for each homeowner to make monthly payments for three years. When you get your ballot read the information, vote and return the ballot.

YOUR VOTE COUNTS!

GET SOCIAL AT MONARCH HILLS!

Be sure to attend the social events (neighbors meeting neighbors) sponsored by the Social Committee. Watch the bulletin boards and your email inbox for the dates of the next Card Game Wednesdays that are held in the Clubhouse.

LANDSCAPE COMMITTEE

We continue to work with our landscaping company to upgrade the area. Many of our sprinklers are in need of attention. Slowly we are getting the sprinklers repaired so that we can save water by putting the water where it needs to be. To save money, we buy plants at a local nursery and have our regular onsite gardener's install thus saving hundreds of dollars.

The landscaping committee walks the grounds regularly with our landscape company, WB Starr. The goal is to improve and to spot issues early on. Right now we are looking at which trees to trim this coming fall.

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, September 27, 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

SEPTEMBER 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, September 27, 2022
Time: 5:30 PM
Location: Via Zoom Video Conference Call/Clubhouse

COMMUNITY REMINDERS

- Please PICK UP after your pet and discard poop bags in trash receptacles. DO NOT leave poop bags on sidewalks or in the plants.
- IMMEDIATELY REPORT all leaking irrigation to 949-833-2600. Wasted water costs the community money, plant material, and water allotment.
- Please ensure you are not storing your vehicles in the carports or open parking spaces, and ensure your registration is updated to avoid being cited and/or towed.
- Please keep your balconies and patios clean & tidy, and remove any toys, shoes, storage items, boxes, etc. from view of the common areas to avoid violation letters and fines.
- Does your car leak oil? If so please have it repaired. Oil in the parking lot can cause thousands of dollars of damage. If you or your pet walks on the oil left in the parking lot it can be tracked to almost anywhere.
- With school back in session, please be extra careful for pedestrians and bicyclers while driving.
- *Cost Savings Tip:* Remember to change your air filter regularly and schedule maintenance on your heating and cooling systems.
- Please remember that the City of Dana Point has banned smoking in public spaces. Please refrain from smoking in common areas and limit it to your unit.

DANA POINT ACTIVITIES IN SEPTEMBER

Don't forget to check out the Farmers Market and Crafts Vendors every Saturday from 9:00AM to 1:00PM in La Plaza Park where you can shop for fresh produce, art, crafts, one-of-a-kind gifts, and more!

Also, in September, be sure to check out Soroptimist of Capistrano Bay Craft Fair on Saturday, September 17, 2022 from 10:00AM to 3:00PM at the Dana Point Community Center. Here you will find items to purchase from artisans, crafters, and local businesses. For more information, visit www.sicapistranobay.org





**Monarch Hills Condominium Association
Owner Notice Disclosure (Civil Code section 4041)**

California law requires Owners in a community association to provide the following information to the association on an annual basis. **If the below contact information has changed**, please complete and return this form to Keystone Pacific Property Management, LLC at the address shown below or send the completed form to forms@keystonepacific.com no later than October 31st.

Owners Name _____

Property Address _____

Owner Phone # _____ **Owner Email** _____

***ITEMS 1-6 NEED TO BE COMPLETED. IF NOT APPLICABLE, PLEASE INDICATE N/A**

1. Address or Addresses to which notices from the association are to be delivered:

2. Any alternate or secondary address to which notices from the association are to be delivered:

3. The name and address of your legal representative, if any, including any person with power of attorney or other person who can be contacted in the vent of your extended absence from your property:

4. Your property is (please check one): Owner occupied Rented out

If your property is rented out, please provide the following information:

Name of Tenant(s): _____

Phone Number: _____

Email Address: _____

5. Is your property developed, but vacant (please check one)?: Yes No

6. Is your property undeveloped land? Yes No

**Please return this form to:
Monarch Hills Condominium Association
c/o Keystone Pacific Property Management, LLC
16775 Von Karman Ave, Suite 100, Irvine, CA 92606**