

JANUARY 2021

MARINA HILLS

www.marinahills.org

Professionally Managed by Keystone Pacific Property Management, LLC - 16775 Von Karman, Ste. 100, Irvine, CA 92606

“STATE OF THE ASSOCIATION”

All homeowners recently received the 2021 Budget for the Marina Hills Planned Community Association. As required by California’s Davis Stirling Act, our Association maintains separate accounts for operating and reserve funds.

Operating funds are used for the day-to-day expenditures of maintaining our premier community and generally includes items such as security officers, landscaping services, Management services, utilities, pool expenses, reserve allocations and the like. The Board of Directors has confirmed the operating expenses and reserve allocations are properly funded, and therefore, our monthly assessment will remain the same at \$155 per month as of January 1, 2021.

With careful planning on behalf of the Board and prior Boards, the HOA costs have been kept to a minimum. Over the past 30 years, the average increase in dues has been increased approximately \$2 per year. Our community is now over 30 years young and just as with most of our homes, we are experiencing much needed “remodel” to our facilities. You may have noticed the significant work going on within Marina Hills such as slope renovation projects, court #6 modified to allow both pickleball and tennis, increased facility maintenance due to COVID-19, etc., and our fees are still considered more than reasonable.

In light of the challenges each and every one of us has faced during this pandemic and our most trying year as a community, we look forward to a more positive & healthy new year. Our goal is to enhance our facilities with an update to our Clubhouse, revamping of our Architectural Guidelines to keep with the ever evolving designs, and to develop and plan well-attended social events.

Given the age and related cost of properly maintaining our infrastructure I think that we can look ahead with fair confidence that the community is being proactive about attempting to meet the resource needs of Marina Hills going forward.

Please stay well and Happy New Year!



BOARD OF DIRECTORS:

President: Loretta Pierce
Vice President: Chuck Johnston
Treasurer: Jeff Taylor
Secretary: Tom Szwajkos
Member At Large: Pat Kassam

NEXT BOARD MEETING:

January 13, 2021 at 6:00 P.M. Zoom due to COVID-19.

All homeowners are welcome to attend.

IMPORTANT NUMBERS: ASSOCIATION MANAGER:

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

Emergency After Hours:
949-833-2600

Fax: 949-377-3309

COMMON AREA ISSUES:

Larissa Rounsaville Phone: 949-838-3293
E-mail:

lrounsaville@keystonepacific.com

Emergency After Hours:
949-833-2600

BILLING QUESTIONS/ADDRESS CHANGES/ WEBSITE LOGIN:

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

RECREATIONAL CENTER:

31461 Parc Vista West
Laguna Niguel, CA 92677
(949) 838-3293

Recreational Center Operating Hours:

Monday-Friday-9:00 a.m.- 5:00 p.m.

Closed for Lunch 11:00 a.m – 12:00 p.m.

SUB ASSOCIATIONS

Siena Association:
Keystone Pacific Property Management
(949) 430-5811

Chandon Association:
Sea Breeze Management
(949) 672-9080

Encore Association:
Powerstone Property Management
(949) 716-3998

HOLIDAY COAT DRIVE

Thank you to those of you who donated coats for Marina Hills' Holiday Coat Drive. We collected more than 50 coats!! All coats will be donated to One Coat, and we look forward to continuing this tradition next year!

COMMON AREA WROUGHT IRON

So Cal Coatings, Inc. has been contracted by the Marina Hills Planned Community Association Board of Directors to conduct repairs to the rear stucco walls/columns and wrought iron behind the homes.

So Cal Coatings, Inc., as well as, Management will send notices to you, prior to your home being completed. To expedite and allow So Cal Coatings, Inc. to efficiently conduct repairs to the back walls & fences, please remove and/or trim foliage **at least two (2) feet away** from the back walls & fences. Additionally, please remove any wire mesh that is attached to the wrought iron so the contractor may repair & paint without obstruction. Once the wrought iron repairs are complete, if an owner re-attaches any **unapproved** wire mesh to the Association-maintained fencing, the owner may be called to a hearing before the Board of Directors and fines may be assessed to your account.

Additionally, any Wire Mesh attached to the common area Wrought Iron fencing must be plastic coated attached with plastic zip ties. There are two (2) different samples in the clubhouse office that are approved by the Association. Both samples can be purchased at Home Depot or Lowe's, and the sku #'s are 222-958 and 223-088. You may stop by the Clubhouse to view these samples, and the Clubhouse is open Daily from 9am-5pm. Thank you for your cooperation!

POOL CLOSURE HOURS FOR ROUTINE MAINTENANCE

The pool area is being closed for routine maintenance from 9:00-10:00 A.M. Monday - Saturday. Please watch for the pool closed sign and do not enter the pool area during these days/times, as patrol will ask you to leave. Thank you for your cooperation!

TENNIS COURT CLOSURE HOURS FOR ROUTINE MAINTENANCE

Tennis Courts #1-#3 will be closed for routine maintenance from 11:00-2:00 P.M on Mondays.

Tennis Courts #4-#6 will be closed from 11:00-2:00 P.M. on Wednesdays.

Please watch for the tennis court closed sign and do not enter the tennis courts during these days/times, as patrol will ask you to leave. Thank you for your cooperation!

LANDSCAPE PROGRESS REPORT FOR NOVEMBER

Maintenance Items:

- The slopes on Son Serra, Marina Hills Dr., Mercato, and Valle Vista were trimmed and detailed.
- The common area slope along Marina Hills Dr. North was trimmed and detailed as part of our Maintenance Rotation.
- The scalping and over seeding of the lawns throughout the property has been completed.
- All the sidewalks and walkways were cleaned.
- Extra work has been completed as of the 1st week of December.
- The color at the focal corners was replaced in November.

Tree Trimming:

- Villa Park Landscape is on a three 3-week schedule for work orders requesting tree trimming, and all requests are reviewed individually, not all trees are due to be trimmed. They trim trees only once per year and depending on the species, if tree trimming is requested more than once per year it will be an additional extra cost. Villa Park Landscape keeps track of the trimming requests and their completion dates. Work order numbers are assigned to each one of these requests by Management.
- Marina Hills "No Topping" Policy still in place.
- On Denia; Carrotwood trees were trimmed.
- On Valle Vista; Sumac trees were trimmed.
- Palm tree fronds (hanging or dead) get removed every Friday.

Irrigation:

- The central system is working properly and communicating with all the satellite controllers on site and the system is online and working well with the new NSN app. System can be accessed from any location as long as internet is available.
- We have provided a proposal to replace the existing obsolete irrigation system for Board review and consideration.
- Our irrigation tech and crews checked and cleaned all the v-ditches and drains.
- Six (6) irrigation controllers were inspected and cleaned this month.
- Three (3) mainlines were repaired this month at 4 Siena, Amarante, Valle Vista and at the Killini end of the street cul-de-sac planters.

ARCHITECTURAL IMPROVEMENT PROCESS

All alterations, additions, or changes to the exterior structure or to the landscape of any lot, must be submitted for approval prior to ANY installation or commencement of construction or landscape work. If you are ready to paint your home, you will need to choose a paint color scheme from the pre-approved paint palette. You can view the color schemes in the paint binders in the onsite office or on the Association's website at www.marinahills.org by clicking on Architectural Processes/Forms in the left hand column. Once received, the Architectural Committee has up to 45 days to approve or deny submitted plans. Once you receive approval from the committee, you may proceed with the work. Upon full completion of the project, a Notice of Completion form will need to be submitted to the Architectural Committee to ensure all improvements were done per plan. *If an owner fails to submit an application for exterior modifications, the Association may assess fines for violation of the Architectural Guidelines, and the exterior improvements may need to be brought back to their original condition, at the owner's expense, until approval is obtained.* You will need to submit your application and a refundable \$100.00 check, payable to Marina Hills and you can drop it off to the Clubhouse drop box onsite. Paint applications are reviewed by the Architectural Committee at their monthly meetings held on the last Wednesday of every month at 7:00 P.M. at the Clubhouse.

DISTRICT DELEGATE VOLUNTEERS NEEDED!

The Annual District Delegate Election for Marina Hills Planned Community Association was held on November 16, 2020. We appreciate everyone that voted and congratulations to the District Delegates that were elected for another year until November 2021. The purpose of this election was to elect one member for each District to serve as the Delegate. We currently have vacancies in the following districts: *Monaco, Bel Fiore, and Encore*. If you are interested in serving as a Delegate and you reside in any one of the districts listed, please contact Management! The District Delegates should try to attend the monthly Board of Directors meetings, which are held on the 2nd Wednesday of every month at the Marina Hills clubhouse and begin at 6:00 P.M. During the General Session meeting, roll call is taken by the Board President to determine which delegates are present. The delegate is responsible for reporting any issues or concerns within his/her District to the Board of Directors. If the delegate does not have any information to share with the Board or those in attendance at the meeting, the District Delegate simply needs to state upon the calling of his/her name "no report."

Due to COVID-19, the Board Meetings are currently held via Zoom conference call

FOOD TRUCK NIGHT!!

Based upon popular demand, we will continue to host our Food Truck nights! Please mark your calendars for the upcoming Food Truck Night which will be held on a Wednesday evening from 4-8pm at the Clubhouse:

Wednesday, January 20th (Cousins Maine Lobster) *visit the website for a Full Menu*



HOLIDAY DECORATIONS

1. Year-end holiday decorations are permitted from Thanksgiving until January 10th. Outdoor lights are permitted as long as they are securely and safely mounted, any mounting materials are removed when the lights are removed.
2. Decorations for other holidays are permitted 7 days before and 7 days after the holiday.



JANUARY 2021 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.

Trash Pick-Up Days - Tuesday (small side) & Friday (large side). Please remove trash cans from the common areas after this day.

Board Meeting - January 6, 2020 at 6:00 PM. Zoom Conference Call

SUBMIT A MAINTENANCE REQUEST!

Please visit the website at www.marinahills.org to submit a maintenance request form. We look forward to serving you.

SIGN UP FOR COMMUNITY E-NEWS

Sign up to receive news and updates pertaining to our community association via email. To sign up, please register from the "Update My Profile" page once you have logged into your billing account at www.kppmconnection.com.

STREET LIGHTS OUT OR FLICKERING IN COMMUNITY

The Association does not maintain street lights. If you notice street lights out and/or flickering in the community, please get the number off of a metal plate on the light pole and call SDG&E at 858-654-1216 or 800-411-7343. The best way to report streets lights out is <https://www.sdge.com/business/reporting-street-light-outages>. If you see lights out in the park along Marina Hills Drive, please contact the City, as they maintain these lights.



JANUARY IMPORTANT DATES

4	Encore Mtg	6 PM	18	Siena Mtg	4 PM
13	Marina Hills Mtg	6 PM	26	Chandon Mtg	6PM
			27	ARC Mtg	7 PM

SUB ASSOCIATIONS:

CHANDON	
David Heraty	President
Connie Addicks	Vice President
David Lee	Secretary
Dennis Mastrangelo	Treasurer
Elizabeth Palmer	Member at Large
ENCORE	
President	Jon Peterson
Vice President	Gale Hackshaw
Secretary	Tim Rohwedder
Treasurer	Vacant
Member-at-Large	Laura McMillen
SIENA	
President	Al Ferrari
Vice President	Joel Bishop
Treasurer	Judy Tiano
Secretary	Vacant
Member-at-Large	Jack Tiano

DISTRICT DELEGATES:

Amarante:	Ben Bengali	949-228-4653
Bel Fiore:	Vacant	
Cabo Del Mar:	Carol Singer	949-388-7655
Chandon:	Patricia Kassam	949-218-5681
Encore:	Vacant	
The Heights:	Bill O'Leary	949-698-0798
Monaco:	Vacant	
Palacio:	Richard Butler	949-495-0858
Siena:	Kathleen McDonald	949-500-9042
Terracina:	Mark Lucy	949-547-6661
Vistara:	Andrew Kienle	949-433-8645

CLUBHOUSE OFFICE HOURS

Monday-Friday
9:00 am- 5:00 pm
Closed for Lunch
11:00 am – 12:00 pm



JANUARY 2021 CLASSIFIEDS

INSTRUCTIONS FOR AD POSTING

“Items for Sale” ads are limited to 3 lines & remain at no cost to Marina Hills residents. These ad’s will only run for a maximum of 60 days.

“Service/Business” ads will be limited to 4 lines and a cost of \$10/per issue.

“Lost & Found” ad’s will be posted at the discretion of the poster. The Marina Hills Planned Community Association does not take responsibility for misplaced items. These ad’s will run no longer than a maximum of 60 days.

Newsletter ads must be received by the 1st of the month prior to their desired posting month. Advertisers may pay up to a full calendar year in advance, 6 months in advance, or month-to-month. Quantity discounts are not offered.

For questions or additional ad posting information, contact the Marina Hills office at 949-838-3293 or e-mail Larissa at Lrounsaville@keystonepacific.com

*All advertisements are from residents of Marina Hills and are not endorsed by the Marina Hills Planned Community Association.

REAL ESTATE

KAT VACCARO—HOMEOWNER, BUSINESS OWNER, AND REALTOR

Award winning sales, both vacation homes and estates, with 40 years of experience with customer service and sales. Visit www.vaccarohomesearch.com or call 949.201.7382

LORETTA PIERCE, Realtor KW Realty. Board Member for over 15 years! Resident for 20 yrs. Committed to my community! Your referrals are appreciated, thank you. Investments/Sellers/Buyers/Relocation and all other Real Estate needs. (949) 689-6464

Advertise your Real Estate business. \$10 per issue. All ad requests must be submitted by the first of the month to appear in the following month’s newsletter.

FOR SALE

Wooden 2-drawer file cabinet. \$15. 949-233-7656

Ceramic water dispenser with wooden stand. \$20. 949-233-7656

SERVICES

NATUROPATH/NATURAL HEALTH PRACTITIONER

Let Dr. Amy help you overcome stressors that can weaken your immune system. We will work on getting the root cause of health imbalances and use natural modalities to help you live a healthier life. Amy Grupe (949) 233-1752

TUTOR/HOME SCHOOL

Local retired CUSD teacher will help your elementary or middle school child with assignments or home school lessons. Masters in Reading Instruction and credentialed in Math. Amy Grupe (949) 233-1752

GERIATRIC SOCIAL WORKER

Mary Ellen Quinn has over 30 years experience with the elderly. Let her help you navigate the system of placing a loved one in a board & care facility or community. Virtual tours can be arranged if needed. Trust her to serve you with compassion, and the ability to negotiate and secure the best value for your money. Call: 949.493.7726

Advertise your business or services. \$10 per issue. All ad requests must be submitted by the first of the month to appear in the following month’s newsletter.

COMMUNITY

BOCCE PLAYERS WANTED-Free lessons & play. If you can roll a ball, we can teach you in 15 minutes. No special equipment or clothes required. Drop in Sunday 1pm. Marina Hills Park Bocce Courts. Questions call Jack 760-902-3268

VOLUNTEER DOG WALKER FOR SENIORS

If you are in need of assistance with walking your dog(s) during this time, we have a resident volunteer just for you! Mia is 15 years old, has a dog of her own, and has a lot of experience with pets. She is looking to help out those in need any way she can, free of charge. For more information please contact her mother Amy (949) 547-7390

FOOD TRUCK NIGHT JAN. 20TH, 4-8PM

