

MARCH 2021 | ISSUE III

MARINA HILLS

The Jewel of South County



A SNEAK PEEK INSIDE THIS ISSUE:

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COMMUNITY SPOTLIGHT

Welcome to Optimum Professional Property Management

We are looking forward to our new partnership between Marina Hills and Optimum Professional Property Management. We are honored to have been selected to manage this prestigious community. Optimum is a full-service community management company headquartered in Irvine, CA. and founded in 1996. We have been a trusted resource and partner to Southern California's HOAs for more than twenty years, helping Boards realize their goals through professional planning and services that: promotes long-term fiscal stability and security, maintains community property values, equips Board members for effective leadership, reduces legal exposure and creates harmony between homeowners & Board members. As a part of the transition process and in celebration of our new partnership, we included a flyer with the recent letter sent to all community members regarding the management transition, announcing a giveaway to sign up for the Homeowner Portal we offer. By doing so, you will have access to many features, such as: access to various documents, the ability to determine the manner in which you would like to receive your assessment statement and general communications, just to name a few. All you need to do is register for the Homeowner Portal and your name will be included in a drawing for a \$100.00 AMEX gift card, compliments of Optimum. There will be (3) lucky winners chosen on May 3rd. Optimum Professional Property Management takes pride in serving others, that is why we were awarded Top Five Places to work in Orange County. We are eager to share our passion with you and we appreciate the opportunity to serve the Board and Marina Hills community members for many years to come.

-- Debra Kovach (CEO) Optimum Professional Property Management

Architectural Committee Volunteers Opportunity

The Board is looking for volunteers who would like to be a part of the Architectural Committee. Members meet monthly to review requests by fellow homeowners regarding exterior structural or landscape modifications to their homes prior to project commencement. Members of the Architectural Committee review changes in accordance with the Marina Hills architectural guidelines. Other duties may be assigned by the Board of Directors, including inspections of construction progress to assure the progress conforms with the plans approved by the committee and follow-up to ensure the project has been completed in accordance with approved plans. If you are interested in being a part of the Architectural Committee, please contact Community Association Manager, Jason Mulkay at jmulkay@optimumpm.com.

COMMUNITY NEWS

Common Area Wrought Iron Repair & Maintenance

So Cal Coating has been contracted by the Marina Hills Board of Directors to conduct repairs to the rear stucco walls/columns and the wrought iron fencing behind homes.

So Cal Coatings, as well as, Management will send a notice for upcoming work, prior to the anticipated start date. To expedite repair work and allow So Cal Coatings 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 to allow the contractor to make appropriate repairs & paint without obstruction. Upon completion of repairs, 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. Either of the samples may be purchased at Home Depot or Lowe's, the SKU#'s are 222-958 and 223-088. You may stop by the Clubhouse to view these samples. As a reminder, the Clubhouse is open Monday through Friday from 9:00 a.m. to 5:00 p.m. Thank you for your cooperation!

Amenity Routine Maintenance Hours

The pool area is closed for routine maintenance between 9:00 a.m. to 10:00 a.m., Monday through Saturday.

Tennis Courts #1 - #3 are closed for routine maintenance from 11:00 a.m. to 2:00 p.m. on Mondays. Tennis Courts #4 - #6 are closed for routine maintenance from 11:00 a.m. to 2:00 p.m. on Wednesdays.

Please be attentive to closed signs outside these areas during the days/times listed above. Do not enter the areas, as security patrol will ask for you to leave and return once maintenance work is completed. Thank you for your understanding while we keep the community common areas well-maintained for your enjoyment.

District Delegate Volunteer Opportunity

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 these districts, please contact our Community Association Manager, Jason Mulkay at jmulkay@optimumpm.com.

All district delegates should attempt to attend monthly Board of Directors meetings. 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 their 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 their name "no report". There will be an upcoming annual delegate election in June.



Congratulations to Pat Kassam and Jeff Taylor on their re-election to the Board of Directors for another two-year term.

BOARD OF DIRECTORS *message*

Landscape Progress Report - January 2021

MAINTENANCE ITEMS:

- Slope on Parc Vista, Chandon, Phaedra & Valle Vista was trimmed/detailed.
- Roses throughout the property were trimmed and dead headed.
- Turf areas were fertilized and mowed.
- All the sidewalks and walkways were cleaned.
- All extra work was completed as of the first week in February 2021.

TREE TRIMMING:

- Marina Hills "No Topping" Policy is still in place.
- On Chandon, facing Marina Hills Dr.; the Rhus Lancea trees were trimmed.
- On Son Bon, Eucalyptus and Tristanias were trimmed.
- On Novilla, Eucalyptus and Sycamores were trimmed.
- Villa Park operates on a three-week schedule for tree trimming requests, All requests are reviewed individually, as trees are trimmed only once a year. If tree trimming is requested more than once a year, it will be an additional cost. Villa Park keeps record of the trimming request and their completion date. Work Order Numbers are assigned to each one of these requests by management.

IRRIGATION:

- The first batch of 17 New Controllers were installed.
- Irrigation tech and crews checked and cleaned all the v-ditches and drains.
- Six Controllers were inspected and cleaned.
- Three mainlines were repaired at 1 Killini, 30 Cala Moreya and 10 Amarante.
- The Central System is working properly and communicating with all the satellite controllers on-site, the system is on-line and working with the new NSN app, which means the system can be accessed anywhere, as long as internet is available.

Upcoming Board Meeting Discussions

- Villa Park Landscape Proposals:
Irrigation Controller replacement project
- Pickleball Rules: restrictions regarding noise reducing paddles
- Clubhouse Renovations
- Social Events



Additional Community Spotlight Features

For future newsletter editions, we would like to give the opportunity to highlight fellow neighbors in the community who have gone the extra mile to help make Marina Hills a better place to reside. We would also like to dedicate space to congratulate milestones & exciting news, such as graduations, engagements, weddings, pregnancies, retirements & more. Members are welcome to write their own content & submit acknowledgements to ssstanley@optimumpm.com by the 1st of the month prior to the month of desired posting. We will also be introducing a "Meet Your Neighbor" column that features interviews with local community board and committee members, as well as residents. If you would to be featured or would like to nominate a neighbor, please send their name & contact information to ssstanley@optimumpm.com.

Upcoming Events:

There are no events scheduled for the month of March.

Optimum Professional Property Management will be working with the Board to coordinate future community events.

We are looking forward to working together to create a thriving community environment.

We appreciate each and every one of the Members that dedicate their time to Marina Hills Community...

HOME MAINTENANCE

tips

Exterior Spring Cleaning

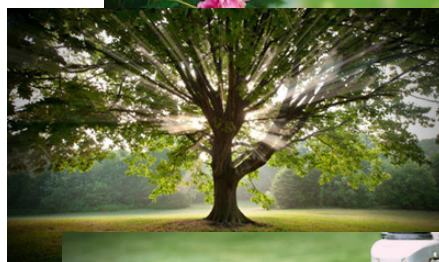
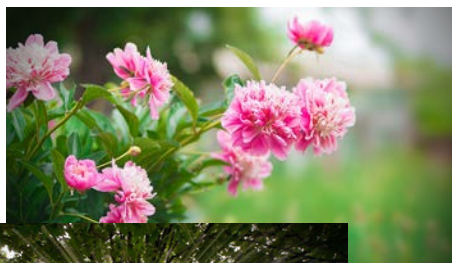
Managing home projects can be challenging with ongoing day-to-day life distractions. Cleaning air vents, countertops and appliances are more apparent than outdoor tasks, such as; maintaining gutters, trimming trees, or painting the exterior stucco and trim. It is important to look after these details of your home for its long-term well-being. Care for your home the same way we care for ourselves, from the outside, in. Try keeping a schedule, or monthly checklist to inspect the surroundings of your home for needed repairs or clean-up duties. Homes can get soiled when prolonged dirt damages paint or roof tiles over time. Spring is a great time to clean oil stains off the driveway, wash the porch and exterior walls. Close all windows and doors, and cover the surrounding grounds with plastic coverings. Use discretion in determining whether to rent a power washer or use an ordinary hose. Sometimes, a power washer machine isn't necessary and can damage siding. Be sure to follow water run-off guidelines with local agencies before using a power washer machine. Attach a siding cleaning kit to a hose and spot-clean specific areas with detergent. Also, remember to clean windows on both sides to remove all the grime and leave your home sparkling !

Be sure to keep a schedule, or monthly checklist to inspect the outside of your home for needed repairs or clean-up duties.

It is important to inspect and repair upon damage. This will prevent premature rotting & damage from water or insects.

Spring is a great time to refurbish your landscaping by installing new plants and fertilizing/seeding grass areas to improve curb appeal. Planters, turf areas and sidewalk expansion joints should be inspected and treated for weeds, if necessary. If weeds are in hard-to-pull areas, there are several effective ways to treat them with common items you already have at home. Salt, vinegar and bleach are great alternatives for getting the job done. Use 3 parts salt, to 1 part water and dilute until the salt has dissolved. Pour the solution directly on the weeds that you want gone. For those pesky weeds growing between the cracks in the sidewalk, pour vinegar in an empty spray bottle and coat effected area. Another option is to pour undiluted bleach directly on the weeds. These solutions are effective because they dry out the weeds and kill them. Be wary of where you pour these solutions, as it can damage the roots of surrounding plants. Be mindful of using harsh chemicals near children and pets.

Fascia boards, not only provide your home with a convenient place for rain gutters, they also protect homes from being exposed to the elements. It is important to inspect and repair them upon damage. Walk the perimeter of your home and review each board for missing nails, cracks, wood rot or peeling paint. All of these are indicators for immediate repairs. If you are unable to get a good look at the damage, inquire with a roofing company to assess further. If repairs are needed, keep in mind the best materials for the job are hardwood from decay-resistant trees, such as cedar or cypress, and stainless steel nails. This will prevent premature rotting, and damage from water or insects. Keep in mind that all exterior permanent modifications do require an architectural application and approval, prior to commencing work.



COMMUNITY MARKETPLACE & trends

SERVICES

Naturopath/Natural Health Practitioner

Let me help you overcome stressors and rid toxins that can weaken your immune system.

We will work on getting to the root cause of health imbalances and use natural modalities to help you live a healthier life. Contact Amy Grupe at (949) 233-1752

Tutor/Home School

Local retired CUSD teacher will help your elementary/middle school child with assignments or home school lessons. Masters in Reading Instruction and credentialed in Math.

Contact Amy Grupe at (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. Contact at (949) 493-7726

Slab Leaks, Water Heaters, Kitchen and Bath Remodels?

West Coast Plumbing, Servicing Marina Hills and the surrounding community for over 24 years. Call Bobby at (949) 584-5211 Contractor Lic. #974654

REAL ESTATE SERVICES

Kat Vaccaro, Realtor, Award winning sales, both vacation homes and estates, with 40 years of experience with customer service and sales. Call (949) 201-7382 or visit www.vaccarohomesearch.com

Loretta Price, Realtor KW Realty. Board Member for over 15 years! Your referrals are appreciated. Investments, Sellers, Buyers, Relocation and all other Real Estate needs. (949) 689-6464. loretta@lorettapierce.com

Lynette Colletta, Realtor, Berkshire Hathaway HomeServices California Properties. Laguna Niguel Neighborhood Specialist, 30+ yrs. (949) 842-4200. www.LynetteColletta.com, DRE#00900787

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, 1:00p.m. 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 at (949) 547-7390

FOR SALE

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

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

Gold Framed Mirror -- \$150 or best offer -- (949) 545-6694



Instruction for Ad Posting

"Items for Sale" ads are limited to three lines & remain at no cost to Marina Hills residents. These ads will only run for 60 days, at most.

"Service/Business" ads will be limited to four lines and a cost of \$10/per ad/per issue.

"Lost & Found" ads will be posted at the discretion of the poster. The Marina Hills Planned Community Association does not take responsibility for misplaced items. These ads will only run for 60 days, at most.

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, or month-to-month basis. Quantity discounts are not offered.

For questions or additional ad posting information, contact the Marina Hills Office at (949) 490-5840 or e-mail Sarah Stanley at SStanley@optimumpm.com

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

LOCAL INFORMATION

Looking for fun plans in the area ?

LAGUNA NIGUEL FARMERS MARKET

Every Sunday, March 7th, 14th, 21st, 28th, 8:00 a.m. - 12:00 p.m.

27241 La Paz Road - located at Plaza de la Paz Shopping Center

Support local farmers and vendors for your weekly needs. Shop organic fruits, vegetables, nuts, juices, meats, seafood, eggs, baked goods and more. Enjoy a Sunday morning tradition and remember to bring your sturdy shopping bags.

SOUTHERN CALIFORNIA ETSY POP-UP GUILD SHOP

Every Friday, Saturday (10:00 a.m. - 8:00 p.m.) & Sunday (12:00 p.m. - 6:00 p.m.)

The Shops at Mission Viejo Mall - located on 2nd level across from the food court

Visit the limited time pop-up shop featuring local vendors based in Southern California for handmade artisan crafts, local designers, artist, live art, giveaways and much more!

BLIND VODKA TASTING

Wednesday, March 3rd, 7:00 p.m. - 8:00 p.m.

28971 Golden Lantern - located at The Original Patsy's Irish Pub

A safe-distanced, sense-tingling experience to sample 5 tastings. Support local bars and restaurants with this fun adventure. Guests are welcome to bring their own blindfold, or one may be provided for you. Visit their website calendar for instructions to purchase tickets (\$30).

CASA ROMANTICA CULTURAL & EVENTS CENTER: FAMILY SUNDAY

Sunday, March 7th, 10:00 a.m. - 2:00 p.m.

415 Avenida Granada San Clemente, CA- Casa Romantica Cultural Center

Explore the expansive ocean-front garden along with creative activities and performances for the family. Bringing arts and culture to local children and provides a variety of arts educations programs year round. Open to the public. Admission is free for children under the age of 13, adult entry is \$5 per person.

FESTIVAL OF WHALES, DANA POINT - 50TH ANNIVERSARY

Saturday & Sunday, March 6th & 7th, see website for schedule & location

Visit festivalofwhales.com for schedule of events happening throughout the weekend, either virtually or in-person at Dana Point Harbor. Witness whales annual migration in the dolphin and whale watching capitol of the world. Whale watching excursions have been, and are expected to continue, out of Dana Point Harbor, with COVID protocols in place. Dana Point Harbor and local businesses are open. Book whale watching tours online on their website.

OC WINE & SPIRITS FESTIVAL

Saturday & Sunday, March 27th & 28th, 1:00 p.m. - 5:00 p.m.

29943 Camino Capistrano - located at A Stone's Throw Winery

Dozens of wineries, craft breweries, lifestyle exhibitors, gourmet food trucks, live music and more. One-day tickets starting at \$100- this includes entry, a commemorative glass to keep, wine and craft brew tasting along with tea and coffee throughout the day. Visit ocwineandspiritfest.com for additional information and ticket purchases. Age requirement : 21+ with valid ID

Street Light Maintenance

Should you notice a light out in the park along Marina Hills Drive or in the community streets, please contact the City, as they maintain these lights. The Association does not maintain these lights. If you notice a street light is out and/or flickering in the community, please get the number located on the metal plate on the light pole and call SDG&E at 858-654-1216 or 800-411-7343 to notify them.

The best way to report street light outages is by visiting www.sdge.com/business/reporting-street-light-outages.

CR&R Waste Service -

Trash pick-up is on Tuesday for homes in the area of Valley Vista/ Tropea. Homes in the Parc Vista area receive trash pick-up on Friday. As a reminder, please remove trash cans from the common areas by following day.

IMPORTANT REMINDERS & *contact information*

Upcoming Board Meetings & Notes:

The upcoming Board of Directors Meeting will be held via Zoom on Thursday, March 18th at 6:00 p.m.
All homeowners are welcome to attend.

Marina Hills Sub-Association Meeting Dates are as follows:

Chandon Board Meeting: Tuesday, March 23rd at 6:00 p.m.

Encore Board Meeting: Monday, March 1st at 6:00 p.m.

Siena Board Meeting: Monday, March 15th at 4:00 p.m.

Architectural Committee Meeting: Wednesday, March 31st at 7:00 p.m.

As a reminder, Marina Hills Community Associate HOA fees are due the 1st of each month. You may submit these online via your homeowner portal or via mail-in check to the address listed below.



Office: (714) 508-9070 / Fax: (714) 665-3000

Office Hours: Monday through Friday (8:00 a.m. to 5:00 p.m.)

Market Place Center

230 Commerce, Suite 250

Irvine, CA 92602

PAYMENTS CAN BE DROPPED OFF AT THE CLUBHOUSE

This Newsletter has been brought to you by your Board of Directors in collaboration with Optimum Professional Property Management.

Thank you for stopping by for a read.

Board of Directors

President: Loretta Pierce

Vice-President: Chuck Johnston

Treasurer: Jeff Taylor

Secretary: Tom Szwajkos

Member at Large: Pat Kassam

Team Optimum

Community Association Manager:

Jason Mulkey @ (714) 508-9070, Ext 222

jmulkey@optimumpm.com

On-Site Community Assistant:

Sarah Stanley @ (949) 490-5840

sstanley@optimumpm.com

Billing & Collections Department:

Billing @ (714) 508-9070, Ext 1

billing@optimumpm.com

Escrow Department:

Escrow @ (714) 508-9070, Ext 2

escrow@optimumpm.com

**Emergency After-Hours Service:*

(714) 508-9070

****Property threatening emergencies only.***

