

**JANUARY 2020**

# MARINA HILLS

www.marinahills.org

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

## **MARINA HILLS' WINTER WONDERLAND EVENT** **HIGHLIGHTS!**

Thank you to Board Members, Loretta Pierce and Pat Kassam, as well as, Facilities Manager, Larissa Rounsaville for planning our Winter Wonderland Soiree, complete with a visit from Mickey & Minnie, arts & craft tables, face painting, balloon artists...AND MORE!



### **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 8, 2020** at 6:00 P.M. in the Marina Hills clubhouse. 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 AM – 12:00 PM

#### **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

## **QUEEN OF HEARTS: COCKTAIL HOUR**

Don't be late for this very important date! Her Highness the Queen of Hearts will be hosting a Valentine Themed Cocktail Hour in honor of the glorious feeling of LOVE. You are cordially invited to partake in Food, Wine, and Song, all while making new neighborhood friends! This is a 21+ event, so make sure to find a Court Jester to look after those little ones.

Date: February 7, 2020

Time: 7:00PM – 8:00PM

Location: Marina Hills Clubhouse

Tickets are \$10 and will go on sale beginning January 3, 2020. Make sure to RSVP for this event at the Marina Hills Office to ensure your place in the Queen's good graces!



## **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.

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. You may stop by the Clubhouse to view these samples, and the Clubhouse is open Daily from 9am-5pm. Thank you for your cooperation!

## **RULE OF THE MONTH**

### **OUTSIDE INSTALLATIONS/STORAGE**

1. Portable basketball backboards and other sports equipment must not be stored on common property, the streets, or sidewalks.

### **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.

## **LANDSCAPE PROGRESS REPORT FOR NOVEMBER**

### **Maintenance Items:**

- The slopes on Via Vetti, Bellagio, Son Serra, Niguel, and Son Morell were detailed.
- The slopes along the Salt Creek Trail on Niguel Rd. were also trimmed and detailed as part of our Maintenance Rotation.
- Annual Turf over-seeding has been completed.
- All the sidewalks and walkways were cleaned.
- There is no extra work pending at this time.

### **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 Via Vetti, the Carrotwood and Pepper trees were trimmed.
- On Tramonti and Chantonay; the Eucalyptus and Agonis trees were trimmed.
- On Parc Vista and Marina Hills Dr.; the Podocarpus and Pine trees were trimmed in November.

### **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.
- Three (3) Main Line leaks or breaks were repaired this month at 2 Patra, 19 Merano, and on Marina Hills Dr. medium islands by Parc Vista.
- Six (6) irrigation controllers were inspected, cleaned and repaired as needed.

## **READY TO PAINT YOUR HOME?**

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](http://www.marinahills.org) by clicking on Architectural Processes/Forms in the left hand column. You will need to submit a paint application and a refundable \$100.00 check, payable to Marina Hills and you can drop it off to Larissa 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. in the clubhouse.

**POOL CLOSURE HOURS FOR ROUTINE MAINTENANCE OCTOBER—MAY**

The pool area is being closed for routine maintenance from 10:00-11:00 A.M. Monday - Saturday during the Winter months, October through May. 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!

**PARKING REMINDER**

Some homeowners have noticed that there are several vehicles parking on the streets within the community. These homeowners feel that not only is it unsightly, but it can be dangerous, as well, having vehicles parked on the street. Homeowners should be parking in their garage or on their driveway, instead of on the street. A vehicle is prohibited from parking or left standing upon any public street or highway in a residence district in the city any commercial vehicle, bus, motor truck, semi-trailer, or tractor trailer in excess of 80 inches (in width) or in excess of 25 feet (in length); or any item of farm machinery or special purpose machine. A vehicle is prohibited from parking or stopping longer than 72 consecutive hours upon any highway or street. (Moved is defined as moving a minimum of 100 ft. or 1/10th of a mile).

**ONE OPEN POSITION ON ARCHITECTURAL COMMITTEE**

We are searching for homeowners that would like to serve and fill one vacant seat on the Architectural Committee. It would be helpful if you have architectural or landscape design background. The Architectural Committee meets on the last Wednesday of every month at 7:00 p.m. in the clubhouse to review applications/plans. If you are interested in being considered for this position, please email Renee Barger at [rbarger@keystonepacific.com](mailto:rbarger@keystonepacific.com) and your request will be reviewed by the Board at an upcoming meeting. The Board will appoint one homeowner that they feel would be beneficial to the Architectural Committee.

**TENANT REMINDER**

If you are renting your property, please remind your tenants to be courteous of other residents in the community and to abide by the Association's Governing Documents. It is a good idea to give your tenants a hard copy of the Rules and Regulations. Remember, as an owner, you are ultimately responsible for your tenants and their actions.

# JANUARY 2020 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 8, 2020 at the Marina Hills Clubhouse at 6:00 PM.

## 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,



## SUBMIT A MAINTENANCE REQUEST!

Using your smart phone, please scan the QR Code 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.keystonepacific.com](http://www.keystonepacific.com).

## JANUARY IMPORTANT DATES

8 Marina Hills Mtg	6 PM	29 ARC Mtg.	7 PM
20 Siena Mtg.	4 PM		
6 Encore Mtg.	6 PM		
28 Chandon	6 PM		

### SUB ASSOCIATIONS:

<b>CHANDON</b>	
President	Vacant
Vice President	Connie Addicks
Treasurer	Josh Alkema
Secretary	David Lee
Member-at-Large	Elizabeth Palmer
<b>ENCORE</b>	
President	Jon Peterson
Vice President	Gale Hackshaw
Secretary	Tim Rohwedder
Treasurer	Janice Eckles
Member-at-Large	Laura McMillen
<b>SIENA</b>	
President	Al Ferrari
Vice President	Linda Klein
Treasurer	Deborah Beech
Secretary	Joel Bishop
Member-at-Large	Judy 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	949-363-7331

### CLUBHOUSE OFFICE HOURS

The operating hours are as follows:  
 Monday - Friday  
 9:00AM to 5:00PM  
 \*CLOSED FOR LUNCH FROM 11:00 AM—12:00 PM



# JANUARY 2020 CLASSIFIED ADS

## INSTRUCTIONS FOR AD POSTING

"Items for Sale" ads are limited to 3 lines & remain at no cost to Marina Hills residents.

"Service/Business" ads will be limited to 4 lines and a cost of \$10/per issue. Only one monthly ad per household will be permitted.

Newsletter ads must be received by the 10th 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

## FOR SALE

**Marine Blue "Electric" Lift Chair** - Excellent condition, only \$400, great for seniors! Call M. Quinn 949-493-7726

**EVERLAST Punching Bag** for sale! 100lb weight load, comes with the stand. Very lightly used, "Like New" \$100.00 Cash. Call 949-300-0032

**Lovely, new and gently used upscale women's clothing**; sizes 4 to 6 (a few 8's) Business, casual, dress (cocktail) Contact Noreen for details 949-637-0599

**Massage table**, folding - good condition w/cover. \$50. 949-233-7656.

**Refrigerator**, small, dorm-size (33" h x 20" w x 21" d) \$25, 949-233-7656.

**Round end table**, ornate with brown mar-

## REAL ESTATE

**JUDY FIELD**, Berkshire Hathaway Home Services Realtor. Listing Specialist, 22 yrs. MH resident. Unwavering commitment to integrity, knowledge & service. See client testimonials at www.JudyField.com. 949-246-4090 or Email-Judy@JudyField.com

**LYNETTE COLLETTA**, Realtor®. Laguna Niguel neighborhood specialist with Berkshire Hathaway Home Services California Properties. Chairman's Circle Gold. Visit www.LynetteColletta.com for client testimonials, recent sales and a free home value report. Call 949-842-4200. DRE #00900787. MH resident.

**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

## FOR RENT

Single story Monaco. 2 bedrooms/2bathrooms-\$645,000-Principals only. Please call: 949-363-8216.

Furnished, elegant, executive Home for Rent. \$4600/mo. 24 Bellagio 3bd/2.5 ba. Ocean breezes and view. Contact Laurie Roos 650-787-8994

## SERVICES

### SLAB LEAKS, WATER HEATERS, KITCHEN AND BATH REMODELS?

We're your neighbor!

Call **WEST COAST PLUMBING** Servicing Marina Hills and the surrounding community for over 24 years. Call Bobby for all of your AFFORDABLE plumbing and remodel needs at 949-584-5211 Contractor LIC.# 974654

### GERIATRIC SOCIAL WORKER

Serving Laguna Niguel, Mary Ellen Quinn has over 30 years experience with the elderly. Let me help you navigate the system. Placing a loved one in a Board and Care Home or a Community. Trust me to serve you with compassion and dignity. Call 949-493-7726

### INCOME TAX PREPERATION

Marina Hills Resident and Owner of Creative Tax Solutions. Our company is an Enrolled Agent, licensed to participate in front of the IRS in all 50 States. We have been preparing personal and business tax returns for more than 25 years, with annual clients in the hundreds, including numerous states and 3 foreign countries. Ask for the special Marina Hills discount of 25%. Contact: Mike Roberts 949-770-8380

### STRENGTHEN, STRAIGHTEN, REPAIR, AND CONDITION

your hair with a professional Brazilian Keratin Hair Treatment. Dip powder manicures and professional pedicures offered as well. Contact: Aida 424-293-9234

### FITNESS TRAINER COMES TO YOU!

Lose those Holiday lbs, tone up, relieve pain & stress all in the comfort of your own home. I come to you with a personalized medically-based program of exercise (and nutrition - if you wish). 20 years experience, former Olympian, Certified Exercise

## 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 3pm. Marina Hills Park Bocce Courts. Questions call Jack 760-902-3268