

**MARCH 2020**

# MARINA HILLS

www.marinahills.org

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

## INTERESTED IN A BOOK CLUB?

The Marina Hills HOA would be happy to host a monthly Book Club at our recreational center (clubhouse) for our resident “book worms”! Please contact facilities manager, Larissa Rounsaville, at [lrounsaville@keystonepacific.com](mailto:lrounsaville@keystonepacific.com) if you would be interested in spearheading this effort! Once we receive a volunteer Book Club “Host”, we would be more than glad to post the upcoming book in our monthly newsletter for all participants to follow along!



## REAL ESTATE SIGNS

3. All “For Sale” and/or “Open House” signs used within the Association must be the pre-approved signs for the Marina Hills Planned Community Association that can be ordered by Owners from RESS Real Estates Signs & Supplies, located in Laguna Hills. Should a homeowner wish to use a “For Sale” and/or “Open House” sign, the Owner should contact RESS Real Estates Signs & Supplies and inform the designated representative that the Owner is a Member of the Association, in order to retrieve a pre-authorized Real Estate Sign. (Pre-Authorized “Open House” Directional Signs for Association Members can similarly be obtained through RESS Real Estate Signs & Supplies).

4. Open House Directional Signs must be used only during the Open House hours and must be removed following the Open House by sunset. Except as otherwise set forth herein, a maximum of two off-site Open House directional signs are allowed in the vicinity of a street intersection and one directly in front of the home. However, placement must be in such a manner so as to not present a safety hazard and/or not block visibility of any other real estate agent’s signs. No alterations or additions to the signs will be allowed. All signs and sign placement must comply with the City of Laguna Niguel Municipal code.

## **BOARD OF DIRECTORS:**

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

## **NEXT BOARD MEETING:**

**March 11, 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](mailto: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](mailto:lrounsaville@keystonepacific.com)

Emergency After Hours:  
949-833-2600

## **BILLING QUESTIONS/ADDRESS CHANGES/ WEBSITE LOGIN:**

Phone: 949-833-2600  
Email:  
[customercare@keystonepacific.com](mailto: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

### **LANDSCAPE REQUESTS**

If you have a landscape concern, request and/or inquiry, please contact Facilities Manager, Larissa Rounsaville at [lrounsaville@keystonepacific.com](mailto:lrounsaville@keystonepacific.com) or (949) 838-3293 so a work order may be submitted to Villa Park Landscape. If the work order is part of the maintenance service contract, all work will be done immediately. If the work order is above the inclusions of the maintenance service contract, work orders are reviewed at the monthly landscape meetings by the Landscape Committee, as well as, Villa Park Landscape. The landscape committee recommendations are discussed & approved by the Board of Directors at their monthly Board of Directors meetings which are held on the 2nd Wednesdays of the month. All approved proposals are completed within 2-3 weeks.

### **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!

### **FACILITY KEY FOB INFORMATION**

When the new key system was installed, the HOA took over the full cost to implement the system, including gifting each owner with two (2) new access keys at no charge since it was the Board of Directors' choice to upgrade the system. Those two keys would then become the property of the owner of that particular home, and would be passed down from owner to owner as a house key or storage key would. Although the HOA provides the upkeep and maintenance of the system itself, you as the owner are responsible for the keys that were passed on to you.

If either of those keys were to be lost at any point in time, by an old owner or new, it costs the HOA money to disconnect the lost keys and order then re-issue a new set. If the HOA took responsibility for the cost to replace lost or misplaced keys, the yearly budget would have to be adjusted, and in turn your monthly HOA dues would have to be raised. As a way to cut budget costs for the majority of homeowners, the HOA has taken a more feasible approach of only charging the replacement fees to those who need the replacement. If you need a replacement key fob at any time, you may contact Facilities Manager, Larissa Rounsaville at [lrounsaville@keystonepacific.com](mailto:lrounsaville@keystonepacific.com) or (949) 838-3293, and a replacement may be purchased for \$100.00 (check made payable to Marina Hills Planned Community Association).

## **LANDSCAPE PROGRESS REPORT FOR JANUARY**

### **Maintenance Items:**

- The slopes on Denis, Parc Vista, Son Serra, and Marina Hills Dr. were detailed.
- The common area planters at the recreation center (clubhouse) 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 the Marina Hills Dr. median island, the Carrotwood and Podocarpus trees were trimmed.
- Along Parc Vista West; the Rhus Lancea and Tristania trees were trimmed.

### **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.
- Two (2) Main Line leaks or breaks were repaired this month at 8 Corfu and across from 7 Merano.
- Seven (7) irrigation controllers were inspected, cleaned and repaired as needed.
- No penalties were accrued this month; all the water meters are on allocation.

## **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](http://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 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.

# MARCH 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 - March 11, 2020 at the Marina Hills Clubhouse at 6:00 PM.

**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).

**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.



**MARCH IMPORTANT DATES**

2 Encore Mtng	6 PM	25 ARC Mtg.	7 PM
11 Marina Hills Mtg	6 PM		
16 Siena Mtg.	4 PM		
24 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

# MARCH 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 Association.

## 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 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 marble top. 38" high, 24" in diameter. \$20. 949-233-7656.

**Medicine Cabinet** - High end medicine cabinet for sale. Mirrored interior, glass shelves and interior electrical outlet. 20 x 30. Robern model PL2030. Like new. Call or text Michele at 949-422-8353

**Tile**—Beautiful tile left over from bathroom remodel. 4 x 4 Black marble (20 pieces). 11 x 24 Black marble (15 pieces). 11 x 24 white/gray marble (2 pieces). Make offer. Call or text Michele at 949 422 8353.

## 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

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

## 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

## 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

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 Therapist, MH resident. Contact: Resa 949-388-0612