

JULY 2020

MARINA HILLS

www.marinahills.org

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

SUMMARY OF TEMPORARY POOL/SPA/ WADER RULES

- ◆ The pool is open 7 days per week, from **9am- 11pm** on a first come, first serve basis. For Lap Swim, the pool is open 7 days per week, from **5am-9am** on a first come, first serve basis.
- ◆ The spa and barbeque area are closed until further notice.
- ◆ Use by Members and current residents only.
- ◆ Large groups or parties are not permitted.
- ◆ All residents must agree to practice social distancing at all times by sitting/standing at least 6 feet apart and comply with state and local mandates for individual protection.
- ◆ Pick up your trash and properly dispose.
- ◆ No pets, food, gum, picnicking, spitting, bicycling, skateboarding, rollerblading, hockey, skating, soccer, etc.
- ◆ If the pool/pool area is at capacity, members/residents may not enter the area until another Member or resident has left.
- ◆ Clean and wipe down equipment and contact surfaces frequently.
- ◆ Bring your own water bottles.
- ◆ Members and residents must not visit the pool area if they have any symptoms of COVID-19 or other related exposure risks as listed by the CDC Guidelines.
- ◆ Avoid physical contact with other visitors.
- ◆ Do not share personal equipment.
- ◆ Consider bringing your own hand sanitizer and using it after touching any surfaces in the pool area.
- ◆ These rules are intended to temporarily supplement existing tennis/pickleball rules. Where there is a conflict between the existing rules and the temporary rules, the temporary rules prevail. The temporary rules will remain in effect for a period of 120 days from posting of the same (to October 10, 2020) or as that period may otherwise be shortened by the Board.
- ◆ The Board of Directors reserves the right to close the pool facilities at any time if the temporary pool/spa/wader rules are not being followed.

BOARD OF DIRECTORS:

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

NEXT BOARD MEETING:

July 8, 2020 at 6:00 P.M. Location TBD
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:

CLOSED DUE TO COVID-19

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

4TH OF JULY CARNIVAL

As you know, the COVID-19 pandemic and Stay at Home Order has restricted facility usage, and reduced and/or eliminated our community activities. The Marina Hills Board of Directors has had to unfortunately cancel this year's 4th of July Carnival, which was not an easy decision, as this is a long standing tradition in our community! With that said, the Board of Directors is in discussions on future events, how events will be facilitated and the possibility of re-scheduling our Carnival when it is safe to do so.

PET WASTE DISPOSAL & LEASH REMINDER

Please take your dog's droppings with you and place in your own trash or an Association trash can vs. depositing in other's yards or trash cans, or in the maintenance landscape area Please ensure your dog is always on a leash, per City laws. Thank you!



DISTRICT DELEGATE ELECTION & ANNUAL ELECTION OF THE BOARD OF DIRECTORS

The Annual Election of the Board of Directors as well as the Annual Election of the District Delegates have been postponed until November 2020, as the Association will need to formally adopt new Election Rules in accordance with SB 323. When you receive the proposed Election Rules via 1st class mail, you may submit your comments to rbarger@keystonepacific.com. Following the 28-day membership comment period, the Board of Directors will formally adopt the proposed Election Rules, and follow the timeline as prepared by Association's legal counsel to ensure we as an Association are in compliance with all requirements of SB 323.

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!

BLOOD DRIVE

Thank you to those of you who volunteered to GIVE BACK & donate blood to the American Red Cross! The event was a HUGE success, and I am so proud of our residents to support those in need during these difficult times!

LANDSCAPE PROGRESS REPORT FOR MAY

Maintenance Items:

- The slopes on Via Marini, Corfu, Son Serra, Brindisi, and Parc Vista East were trimmed and detailed.
- The common area slope along Marina Hills streetscape above Chandon were also trimmed and detailed as part of our Maintenance Rotation.
- Some of the color will be replaced this month.
- The planters by the monument signs along Marina Hills Dr. were detailed.
- 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 Parc Vista; Eucalyptus, Melaleucas, and Podocarpus trees were trimmed.
- On Salerno; Pepper trees on the slope were trimmed.
- On Brindisi; Podocarpus 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.
- Our irrigation technician and crews checked and cleaned all the v-ditches and drains.
- The irrigation system is back on.
- Nine (9) irrigation controllers were inspected and cleaned this month.
- One (1) mainline was repaired at the corner of Son Serra and Via Di Nola.

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.*

MARINA HILLS PLANNED COMMUNITY ASSOCIATION
SUMMARY OF TEMPORARY TENNIS/PICKLEBALL COURT RULES

- Tennis and Pickleball Courts are open 7 days per week, from **8am- 8pm** on a first come, first serve basis.
- **Individual, Singles & Doubles Play Permitted.** Members and current Residents Only. No spectators. Sign Ups Required.
- Practice Social Distancing. Masks must be worn when not actively playing.
- All players must agree to practice social distancing at all times by standing at least 6 feet apart. No more than four persons per court. Court use is limited to one hour.
- All players must not congregate around the courts, and the courts are to be strictly used for tennis or pickleball.
- Clean and wipe down equipment and contact surfaces frequently.
- Bring your own water bottles, equipment – Drinking Fountains will be closed.
- Players must not play if they have any symptoms or exposure risks as listed by the CDC Guidelines.
- Avoid physical contact with other players.
- Do not share personal equipment.
- Avoid touching benches, fences and other court amenities.
- Consider bringing your own hand sanitizer and using it after touching any surfaces in the court areas.
- These rules are intended to temporarily supplement existing tennis/pickleball rules. Where there is a conflict between the existing rules and the temporary rules, the temporary rules prevail. The temporary rules will remain in effect for a period of 120 days (to September 18, 2020) or as that period may otherwise be shortened by the Board.
- The Board of Directors reserves the right to close the tennis/pickleball court facilities at any time if the temporary tennis/pickleball court rules are not being followed.



JULY 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 - July 8, 2020 at 6:00 PM. Location TBD

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

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.



JULY IMPORTANT DATES

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

SUB ASSOCIATIONS:

CHANDON
 President **Vacant**
 Vice President **Connie Addicks**
 Treasurer **Josh Alkema**
 Secretary **David Lee**
 Member-at-Large **Elizabeth Palmer**

ENCORE
 President **Jon Peterson**
 Vice President **Gale Hackshaw**
 Secretary **Tim Rohwedder**
 Treasurer **Janice Eckles**
 Member-at-Large **Laura McMillen**

SIENA
 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	949-433-8645

CLUBHOUSE OFFICE HOURS

CLOSED DUE TO COVID-19



JULY 2020 CLASSIFIEDS

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.

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

LOST & FOUND

Found: Art book with personalized inscription. Found near Parc Vista East and Argos. Contact Management at 949.838.3293 to confirm it is yours.

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, Call 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.

For any of the below items contact Lshepard1@aol.com

Graco Pac n Play--Excellent condition, gently used for grandchildren's visits with carry case. \$60.

(2) JBL P50 Floor Standing speakers/\$450

(1) JBL SC305 Center Channel Speaker \$50

(1) JBL PSW-1200 Discrete output Hi-current Sub-woofer \$250

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

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

BULLETPROOF BACKPACKS, BRIEFCASES AND BODY ARMOR

Large selection of protective gear for you and your entire family, including bulletproof backpacks for kids. We realize these are hard times and we feel the need to protect our loved ones. Visit www.miraofficial.net or call Ralph Bayless 949-285-2544 Completely confidential and discreet.

COVID-SAFE PERSONAL TRAINER!

Bored, weight up, energy down, losing muscle tone & figure, feeling anxious, not sleeping? Have fun / feel better with a **TRAINER** in your backyard or local park. Exercises designed just for you, your spouse, even the kids! MH resident, Certified Trainer, former Olympian! CDC precautions. Resa (949) 388-0612 *no text

NATUROPATH/LIFE COACH

Dr. Amy Grupe, local health practitioner, can help you overcome stressors with the use of natural modalities to help strengthen your immune system so you can live a healthier life. (949) 233-1752

TUTOR/HOME SCHOOL

Local (retired young), credentialed/MEd 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