

**DECEMBER 2020**

# MARINA HILLS

www.marinahills.org

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

## **ANNUAL ELECTIONS OF BOARD OF DIRECTORS ARE COMING THIS MONTH**

You recently received an election package with an annual notice and ballot for you to vote for candidates running for the Board of Directors. Keystone disseminated the election package incorrectly, as cumulative voting is not permitted during this year's Annual Election. Keystone will be taking full financial responsibility for the cost of the revised mailer, as well as, the cost of a 3<sup>rd</sup> party Inspector of Election.

**PLEASE THROW AWAY THE BALLOT/ENVELOPE YOU PREVIOUSLY RECEIVED AND FILL OUT THE REVISED BALLOT AND USE THE REVISED ENVELOPE WHICH WAS RECEIVED ON OR AROUND NOVEMBER 9TH. IF YOU ALREADY SENT IN YOUR BALLOT, IT WILL BE NULL AND VOID SO PLEASE TAKE THE TIME TO FILL OUT THE REVISED BALLOT. WE WILL ONLY COUNT BALLOTS THAT ARE MAILED BACK TO US IN THE ENVELOPE THAT SAYS REVISED ON THE FRONT OF IT.**

We apologize for any inconvenience this may have caused you. In the previous election mail out which was prepared & distributed by Keystone, it stated that you could cumulate your votes, but that is **incorrect**. In accordance with the Association's Bylaws, you **CANNOT** cumulate your votes because there are only two (2) positions up for election. Each household can cast two (2) votes but you **CANNOT** cast two (2) votes for the same candidate. If you want to cast your two (2) votes, you must cast one (1) vote for one (1) candidate and another vote for another candidate.

Please mail your **REVISED** ballot in the **REVISED** envelope to the address below by December 8, 2020, in time for the new Annual Election date of December 9, 2020.

The two newly elected Board of Directors should 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.

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

Good Luck to Everyone, and remember...

**YOUR VOTE COUNTS!**

### **BOARD OF DIRECTORS:**

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

### **NEXT BOARD MEETING:**

**December 9, 2020** 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

## **FIRE SAFETY**

The recent Silverado fire that impacted many of our neighboring communities, once again reminds us of the need to be diligent and ready for emergency evacuation, home preparedness, and/or cognizant of fire safety practices. During a wildfire episode, please always be alert to notices from officials for evacuations, animal evacuations, shelter locations, etc. Please refer to Orange County Fire Authority's website, [www.OCFA.org](http://www.OCFA.org) for a current fire's important information posted across the top of their home page. This website also provides a link to AlertOC, a mass notification system that keeps Orange County residents and businesses informed of emergencies and needed actions. Also, log onto Cal Fire's website to find a real time map of current fires occurring throughout the state, at [www.fire.ca.gov](http://www.fire.ca.gov). Questions for OCFA: please call (714)573-6000. Thank you!

## **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 OCTOBER

### Maintenance Items:

- The slopes on Merano, Dion, Chios, and Aleria were trimmed and detailed.
- The common area slope along Marina Hills Dr. was trimmed and detailed as part of our Maintenance Rotation.
- We're in the process of scalping and over seeding the lawns throughout the property for the Winter.
- All the sidewalks and walkways were cleaned.
- Extra work has been completed as of the 1st week of August.

### 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.
- At the Recreation Center; Coral and Brazilian Pepper trees were trimmed.
- On Via Vetti; Carrotwood trees were trimmed.
- On the slope behind Bellagio; Eucalyptus and Rhus Lanceas 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.
- 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.
- Eight (8) irrigation controllers were inspected and cleaned this month.
- Three (3) mainlines were repaired this month at 16 Via Vetti, 2 Mercato, and at the Killini slope at the end of the street cul-de-sac.

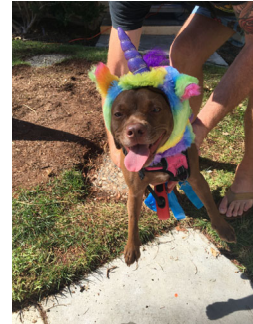
## ARCHITECTURAL IMPROVEMENT PROCESS

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 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.

### HALLOWEEN DOG PARADE & COSTUME CONTEST!

Thank you to all of our residents who joined us for the Dog Costume Contest! Our “furry” friends had a great time meeting new friends, showing off their adorable costumes, and trying some yummy treats! Food was provided by TK Burger, pet treats/food were provided by Petwants.com/SouthCounty, as well as, Above & Beyond Mobile Pet Spa – aboveandbeyondmobilepetspa.com.



### 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 5-7pm at the Clubhouse:

Wednesday, December 2nd (Burning Buns) \*visit the website for a Full Menu\*



### IMPORTANT DATES:

**Keystone is Closed in Observance of the Following Days:**

- \* Christmas Eve & Christmas Day- Thursday, December 24th & Friday, December 25th
- \* New Year’s Eve & New Year’s Day - Thursday, December 31st & Friday, January 1st

### HAPPY HOLIDAYS!

Wishing all a very happy, safe and healthy Holiday Season!



# DECEMBER 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 - December 9, 2020 at 6:00 PM. Zoom Conference Call

## 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.

## SUBMIT A MAINTENANCE

### REQUEST!

Please visit the website at [www.marinahills.org](http://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](http://www.kppmconnection.com).



## 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

## DECEMBER IMPORTANT DATES

2	ARC Mtg	7 PM	22	Chandon Mtg	6PM
7	Encore Mtg	6 PM			
9	Marina Hills Mtg	6 PM			
21	Siena Mtg	4 PM			

## 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 HOUR

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



# DECEMBER 2020 CLASSIFIEDS

## INSTRUCTIONS FOR AD POSTING

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

**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](http://www.JudyField.com). 949-246-4090 or Email- [Judy@JudyField.com](mailto: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](http://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 SALE

**Beautiful Mirror For Sale**—Hexagonal shaped golden framed mirror 44"x32" \$125 O.B.O. Call 949.545.6694

**Handmade Crafts, perfect for holiday gifts!** - Please email: [sapphire.starberry creations@gmail.com](mailto:sapphire.starberry creations@gmail.com) to view product photos.

**Bowflex "Max Trainer M3"** - Like new \$650 call Rich: 949.697.8668

## FOR SALE

**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. Roborn 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.

**Schwinn 430 Elliptical Trainer Sports 2009** Originally \$600. In excellent condition. Will sell for \$500. Cash only. If interested call 949.838.7493

**Triaxial ski 5500 8.1**—Used. \$100. cash only. If interested call 949.838.7493

**Panasonic OptiFlow Lightweight Canister Vacuum Cleaner, Bagged, MC-CG885**—Originally \$214.70. will sell for \$150 dollars. Cash only. if interested call 949.838.7493

**Working From Home?** - Modern sofa bed, Chocolate faux leather, half price at \$225 Call: 949.201.7382

**Are you a Grandparent?** - Oversized, solid wood rocking chair. Half price, only \$200. Call: 949.201.7382

**Plantation Shutters**, Amarante Plan 4, 2 kitchen windows, like new, \$200. Call Randy (949) 363-1653.

## 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](http://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/OBSTACLE REMOVER

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

### TUTOR/HOME SCHOOL

Local retired CUSD 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