

MARINA HILLS

The Jewel of South County



General Election - Clubhouse Vote Center

The Clubhouse will be hosting the upcoming General Election in partnership with the OC Registrar's Office. The Clubhouse will be unavailable beginning Wednesday, November 2nd through Wednesday, November 9th. Please note that public access to vote will begin Saturday, November 5th through Tuesday, November 8th, from 8:00 am to 8:00 pm. Only Marina Hills residents will be permitted to utilize the Recreation Center parking lot to vote; all other Laguna Niguel residents will be required to park along Marina Hills Drive or utilize the Marina Hills Park parking lot. For questions regarding the General Election, please contact Vote Center Operations Staff at (714) 954-1901. Thank you.

Political Signage

As state elections have arrived, many residents are concerned about political signage restrictions within the community. According to Civil Code Section 4710, the Association cannot prohibit the display of non-commercial cardboard signs that are less than nine square feet in size and attached to the property owner's separate interest or placed in the owner's yard area. There are exceptions to these rules when the signage displays "fighting words," are defamatory, or contain profanity. The Association does have authority to prohibit all signs in the common areas; therefore, signs may not be installed along common area greenbelts, recreation areas, focal corners, etc. where the Association maintains care. Any signage installed within an owner's special interest area, such as individual's yard, or within the window / doors, must be within the following cumulative size limits: signage may not exceed 9 square feet and banners or flags may not exceed 15 square feet in size. Please be mindful of these restrictions when considering installation of political signage. In addition, we ask that any conflicting views be respected, as this is a neighbor-to-neighbor issue and the Association may not be involved. We appreciate your understanding and observance of these regulations, in order to maintain a well-kept culture of diversity.



COMMUNITY CURRENT EVENTS

Upcoming Holiday Light Contest

The holiday season has officially arrived! We are looking forward to seeing your homes decorated for the year-end holiday festivities. We will be celebrating the most wonderful time of the year with the Annual Holiday Light Contest. Each participating property will be reviewed based upon three categories: most creative, brightest/festive design and the most festive street. If you would like to nominate a festive street or neighbor's holiday light display, please email the notable property address to marinahills@optimumpm.com. Each property will be reviewed to determine the results of the contest on Saturday & Sunday, December 10th & 11th. The winners will be announced in the early 2023 newsletter and on our website, at www.MarinaHills.org, under 'News & Updates'. We are looking forward to seeing the joyful décor while spreading holiday cheer to your friends and neighbors. Please be advised that year-end holiday decorations are permitted from Thanksgiving, Thursday, November 24th until January 10th, 2023. Any decorations installed for other holidays are permitted seven-days before and after the holiday. Outdoor lights are permitted as long as they are mounted in a secure and safe manner. Any mounting materials are to be removed when the lights are removed. We thank you for your understanding of these community regulations and appreciate your participation in creating a jolly holiday atmosphere into the new year. Happy decorating and cheers to the 2022 holiday season!

Recent & Upcoming Agenda Items

- Vendor Proposals : Aquapure / Southern California Coatings / Villa Park Landscape
- Proposed Reserve Study / Budget
- Proposed Facility Rules - Pool / Tennis Courts / Pickleball Courts
- Proposed Architectural Guidelines

Board of Directors Election Results

The Annual Meeting for members to elect two (2) board members was held September 22nd at 10:00 a.m. in the Clubhouse. There were two positions up for election, each for a term of two years. Congratulations to Jeff Taylor (incumbent) and Mindy Field who have been elected! Thank you to the membership for your valued participation and all candidates for their generous donation of time, service and dedication to the community.

Recreation Center- Clubhouse & BBQ Rentals

If you are interested in hosting an event in 2022, please view the calendar located in the homeowner portal to verify availability of the date requested. The rental agreement terms and conditions are available for review at www.MarinaHills.org. Located in the upper right corner, select 'Community', then 'Recreation Facility', to view the rental agreement, including the details required for booking. Please read through this document, as it includes additional information regarding required insurance policy and alcohol waiver documentation which may be required for your event. Additional fees, such as additional on-site security presence or entertainment center use, may apply. All guests are to park on the public street, along Marina Hills Drive, as the parking lot at the Recreation Center is reserved for homeowner use only. All bookings are confirmed on a first-come, first-served basis, therefore, rental bookings will not be confirmed until the completed rental agreement and all required fee/deposit payments have been received. Please contact management at marinahills@optimumpm.com or visit the Clubhouse Office to discuss further.

COMMUNITY SPOTLIGHT

Destruction of Common Area Property

There have been instances where it has been observed or reported that homeowners, and/or residing children have trespassed onto common area property, resulting in destruction. We would like to remind everyone to please refrain from doing this, as this is maintained by the Marina Hills Association. Additionally, common area slopes cannot be modified in any way. Should the responsible party be determined, necessary fines / fees will be assessed accordingly. Any modifications made, must be reviewed by the Landscape Committee and approved by the Board. Any requests shall be provided to management. Please understand the importance of refraining from, modifying, or hiring vendors to modify the common area as this is a liability concern for the Association and all of our homeowners. Thank you for your understanding.



Short-Term Rentals

According to the Association's governing documents, there are rules and regulations regarding the manner in which properties may be used. Per Use of Units, #3: No owner shall promote advertisement for or proceed with rental, lease, or permit all or any portion of the property for transient, hotel, or short-term vacation rental purposes. The minimum rental or lease period for any property within the community is thirty (30) days. Should it be suspected that a neighboring properties is being utilized for such purposes for a period of time less than thirty (30) days, please advise management accordingly via email at clong@optimumpm.com or marinahills@optimumpm.com. Thank you !

Perimeter Fencing & Paneling - No Installation / Association Pre-Approved Wire Mesh Material

Our community is surrounded by nature, nestled among hills and walking trails, it is not uncommon to see critters, such as rabbits, in the common areas. We understand that they may become a nuisance for many homeowners. Should you choose to install a barrier to prevent critters from accessing your yard, please be aware there are pre-approved materials that may be installed on common fencing, to prevent damage. Any items, including lights, birdhouses, etc. are not to be installed on the perimeter glass paneling and / or wrought iron fencing. Any wire mesh attached to the wrought iron fencing must be plastic coated & attached with plastic zip ties. There are two (2) wire mesh material options approved by the Association. Either option may be purchased at Home Depot or Lowe's, SKU#'s are 222-958 & 223-088. Samples are available for review in the Clubhouse Office. Thank you for your understanding.

If you know of a neighbor in the community who has gone the extra mile to help make Marina Hills a better place or would like to recognize a milestone or special event (graduation, engagement, wedding, pregnancy, retirement or more) please contact management. If you would like to be featured or would like to nominate a neighbor, please send their name & contact information to marinahills@optimumpm.com.

COMMUNITY MARKETPLACE

Goodbye COVID-19 - Enjoy clean air with our "Space Certified" purifiers. Inactivate viruses, pathogens and reduce triggers of allergies, asthma, and irritants. ActivePure® is the most powerful air-cleaning technology ever discovered! Contact Kaeli at (949) 295-9323 Visit www.purefiyourair.com.

Income Tax Preparation / Planning / Audit Representation - Enrolled Agent, J. Michael Roberts, with 25+ years of practice before IRS and State of California. Personal & all forms of corporate returns. Licensed in 50 states. Client base in 17 states & 4 countries. (949) 770-8380.

Naturopath / Natural Health Practitioner - Overcome stressors and rid toxins that can weaken your immune system. Amy will help treat the root cause of health imbalances & use natural methods to help you live a healthier life. Amy Grupe at (949) 233-1752.

Tutor/Homeschool - 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.

Slab Leaks, Water Heaters, Kitchen and Bath Remodels? - West Coast Plumbing, Servicing Marina Hills and surrounding communities for over 24 years. Call Bobby at (949) 584-5211. Contractor Lic. #974654.

Design and Drafting Services - Blueprints for HOA and City approval. As-built survey, remodeling ideas, 2D/3D drawings and renderings for bathrooms, kitchens, backyards and patios. Please contact Ali Rahbar for assistance at (949) 232-9421, arcotecinc@gmail.com, www.arcotecinc.com.

REAL ESTATE SERVICES

Loretta Pierce, Realtor KW Realty. Board Member for 20+ years! Sign up for FREE MARKET UPDATE, I'll send you the most up to date market report monthly and 10 tips for getting top dollar! KW's Top selling agent! Call me (949) 689-6464 or email me at loretta@lorettapierce.com, DRE #001888449.

Lynette Colletta, Award-winning Realtor with Berkshire Hathaway HomeServices California Properties. Laguna Niguel Neighborhood Specialist, 30+ years. For FREE Real Estate Seller/Buyer guides, visit www.LynetteColletta.com. Call/Text (949) 842-4200. DRE #00900787.

COMMUNITY ACTIVITIES

Bocce Ball Play - Free lessons & play. If you can roll a ball, we can teach you in 15 minutes. No special equipment/clothes required. Drop in Sunday, 1:00 p.m., Marina Hills Park, Bocce Court. Contact Jack at (760) 902-3268.

FOR SALE LISTINGS

Graco Pack N Play - Compact folding portable play and sleep item for baby. It is only three years old and was hardly used. \$50.00. Two sets of fitted sheets for it, also like new, \$15.00. Call Sande at (562) 243-5617.

Elliptical - Good condition. \$75.00 Cash Only. Please call (949) 838-7493.

Almost New Golf Balls - \$1.00 ea. Top Brands. Call Linda (949) 275-6842.

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 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 On-Site

Community Assistant at marinahills@optimumpm.com.

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

LOCAL INFORMATION



PUNK IN THE PARK

Saturday & Sunday, November 5th & 6th

Oak Canyon Park, 5305 E. Santiago Canyon Rd. Silverado, CA

A two-day punk music festival hosted by OC Brew Ha Ha featuring two stages with performances by 30 bands, a large variety of craft beer sampling from 100+ local / regional breweries and views of Irvine Lake. Food trucks will be available for purchase. Visit www.punkinthepark.com for more information and to purchase tickets. Doors open at noon.

CALIFORNIA WINE FESTIVAL

Friday, November 11th, 6:30 - 9:00 p.m. & Saturday, 12th, 1:00 - 4:00 p.m.

Pasea Hotel & Spa, 21080 Pacific Coast Hwy, Huntington Beach, CA

This esteemed wine festival features ocean views and live music while offering selections from California's top wineries providing an array of vintage and rare wines along with gourmet appetizers prepared by local well-respected chefs and distributors. For more information on events or ticket purchase, visit www.californiawinefestival.com/huntington-beach.

ANAHEIM HEALTH FAIR

Saturday & Sunday, November 12th & 13th, 8:00 a.m. - 2:00 p.m.

Anaheim Convention Center, 800 W. Katella Ave., Anaheim, CA

This annual event features free medical, dental and vision screenings to the community. Over 150 doctors, healthcare professionals and community members provide screenings and services to all ages at no cost. Visit www.anaheim.net/3154/Anaheim-Health-Fair for additional details.

DESIGNERCON

Friday - Sunday, November 18th & 20th

Anaheim Convention Center, 800 W. Katella Ave, Anaheim, CA

This annual convention is a collaboration of art and design featuring a celebration of global artistic creations from 350+ artists in all aspects from urban, underground and pop art coupling with collectables, designer apparel and more from 700 vendors. Visit www.designercon.com for more.

45TH ANNUAL TURKEY TROT

Thursday, November 24th, Races Start at 7:00 a.m., Reference Website

Dana Point Harbor, 25001 Dana Point Harbor Dr. Dana Point, CA

A beloved annual racing event hosted by the Dana Point Chamber of Commerce along with their local partners features several run/walk races for all ages, such as a 5K, 10K, 15K combo and kids 1-mile Gobble Wobble*. Event occurs rain or shine. Registration includes a commemorative t-shirt, medal, race bib (with timed results*) and virtual goody bag. Registration is open until November 20th; visit www.turkeytrot.com for more information.

*Kids Gobble Wobble is not timed.

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 Meeting Schedules:

The upcoming Board of Directors Meeting will be held in the Clubhouse on **Tuesday, November 15th at 6:00 p.m.** All homeowners are welcome to attend. The agenda will be posted at the bulletin board near the pool and on the portal.

Marina Hills Sub-Association Meeting Dates are as follows:
Chandon Board Meeting: Thursday, November 10th at 6:00 p.m.
Encore Board Meeting: Wednesday, November 16th at 7:00 p.m.
Siena Board Meeting: Monday, November 17th at 5:30 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.

Sub-Association: Board of Directors

CHANDON

(Seabreeze Management)
(949) 855-1800

President: David Heraty
Vice President: Connie Addicks
Secretary: David Lee
Treasurer: Michael Taylor
Member-at-Large: Elizabeth Palmer

ENCORE

(PMP Management)
(661) 295-4900

President: Janice Eckles
Vice President: Judy Fields
Secretary: Sharon Frazier
Treasurer: Rochelle Bluman
Member-at-Large: Kacee Colter

SIENA

(Keystone Management)
(949) 833-2600

President: Joel Bishop
Vice President: Jack Tiano
Treasurer: Judy Tiano
Secretary: Evelyn Ferrari
Member-at-Large: Greg Bouras

District Delegate Contacts:

Monaco / Bel Fiore / Encore: Vacant

Terracina: Mark Lucy - (949) 547-6661

Vistara: Andrew Kienle - (949) 433-8645

Chandon: Patricia Kassam - (949) 218-5681

Amarante: Ben Bengali - (949) 228-4653

Siena: Leslie Krauss - (650) 504-0224

Cabo Del Mar: Carol Singer - (949) 388-7655

Palacio: Richard Butler - (949) 495-0858

The Heights: Bill O'Leary - (949) 698-0798

Board of Directors

President: Loretta Pierce

Vice-President: Chuck
Johnston

Treasurer: Jeff Taylor

Secretary: Tom Szwajkos

Member-at-Large: Mindy Field

Team Optimum

Community Association

Manager:

Christian Long @ (714) 508-
9070 Ext 305

clong@optimumpm.com

On-Site Community Assistant:

(949) 490-5840

marinahills@optimumpm.com

Clubhouse Office Hours:

Monday through Friday,
9:00 a.m. - 5:00 p.m.

Billing & Collections

Department:

Billing @ (714) 508-9070 Ext 1

billing@optimumpm.com

*Payments may be dropped
off at the Clubhouse.

Escrow Department:

Escrow @ (714) 508-9070 Ext 2

escrow@optimumpm.com

**Emergency After-Hours:

****Property threatening
emergencies only.**