

MARINA HILLS

The Jewel of South County



Recreation Access - Key Fob System Upgrade

The community will be undergoing a key fob system upgrade at the close of the summer season. This upcoming Fall 2022, a Saturday will be selected for homeowners to be able to visit the Recreation Center to obtain the new access card, which will require the resident to take a photo to be printed on the access card. Please keep an eye out for additional communications with more details on the transition. In addition, note that the current fob system will no longer apply 30 - 45 days following the card transition. Thank you for your participation and understanding.

Political Signage

As state elections are quickly approaching, 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

Potential Root Impact from Neighboring Property Landscape

Should a dispute arise between neighboring property owners concerning roots intruding into a neighboring property, the Association's Architectural Guidelines specifically provide that the owner of the tree/shrub assumes all liability and responsibility for any root damage arising from landscaping existing in their yard, including damage to adjacent neighbor improvements. Therefore, as set forth in the Architectural Guidelines, each owner is solely responsible for the landscaping upon their property and for any resulting root damage caused by the same, including damage to adjacent neighboring improvements and/or Association Common Area. The Association does not become involved in such disputes amongst neighbors.

Recent & Upcoming Agenda Items

- Vendor Proposals : Aquapure / Southern California Coatings / Villa Park Landscape
- Recent August '22 Board of Directors Election - Results to be Announced
- Proposed Reserve Study / Budget
- Proposed Facility Rules - Pool / Tennis Courts / Pickleball Courts
- Proposed Architectural Guidelines

Board of Directors Election Results to be Announced

The Annual Meeting for members to elect two (2) board members was held Wednesday, August 17th at 5:00 p.m. in the Clubhouse. Quorum was not achieved, therefore, the annual meeting will continue to be adjourned until sufficient number of ballots have been received from membership. You should have received your notice and ballot. If for any reason you did not, please contact Christian Long at clong@optimumpm.com or via phone at 714-509-9070, extension 305. Please be sure to complete the ballot and return it promptly so we can ensure we achieve quorum. This year there were two positions up for re-election, each for a term of two years. Cumulative voting is not allowed this year, which means you have a total of two votes to cast (one vote for each position available), but you cannot cast more than one vote for any candidate. Results to be announced. Thank you to the membership for your valued participation and the candidates for their donation of time and service 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

Minor Resident Facility Access: Registration Policy

The safety of all residents, and their guests, is always our top priority; for this reason, all children ages 14 - 17 are required to register with the Recreation Center Clubhouse Office, to access facilities without adult supervision (18+). This policy will verify that unsupervised children using the facilities are the proper age to do so. Security Officers are on-site daily and may request appropriate identification from all parties within the facility limits. A minor may not bring underage guests without an adult present for supervision. Should sufficient documentation be unavailable at the time, facility access will not be permitted and will be asked to leave until required identification is available. To register a child, the parent or guardian must complete and return the required forms, available at the Clubhouse Office. A birth or school certificate, verifying date of birth must be presented, along with an identifying photo for our records. For more information or required forms, contact management at marinahills@optimumpm.com, or Clubhouse Office.

Opt Out - HOA Membership List

Per California Civil Code, any homeowner that is a member of a Community Homeowners Association is entitled to request and receive a copy of the HOA Membership List, as long as the request meets the allowable requirements in Civil Code. Once the request has been placed, Management has 10 business days to provide the roster, including names and detailed contact information. Please be advised that this list is available to all Marina Hills homeowners upon request, per state law. Should you wish to opt-out from your information being included, please send a brief email stating this request to management via email at marinahills@optimumpm.com.

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 - Local retired private school teacher with 25 years of teaching experience available to tutor or assist homeschool and elementary age students in all subjects, including cursive. Contact Connie McGray - 949-294-1089 Tutor/Home School

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 15+ years! Referrals are appreciated. Investments, Sellers, Buyers, Relocation and all other Real Estate needs. (949) 689-6464. 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.

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

OKTOBERFEST

*Every Wednesday through Sunday, September - November
Old World Village, 7561 Center Ave, #49, Huntington Beach*

Southern California's best and most diverse Oktoberfest, voted by German World Magazine, including bands directly from Germany. Sample German cuisine and beers, or enter the beer drinking and stein holding contests. Please note Wednesday - Saturday are adult nights; Sundays are family day featuring Dachshund Races! Visit www.oldworldhb.com for more details.

ORANGE COUNTY CHILDREN'S BOOK FESTIVAL

Sunday, October 2nd, 9:30 a.m. - 4:30 p.m.

Orange Coast College, 2701 Fairview Rd. Costa Mesa

This festival is designed specifically for children of all ages, attracting 20,000+ visitors who will be entertained and delighted by authors, illustrators, booksellers, animals, storytellers, costumed characters, train rides, crafts food, entertainment and more. Visit www.kidsbookfestival.com.

NEWPORT BEACH FILM FESTIVAL

*Thursday - Thursday, October 13th - 20th, Reference Website for Schedule
Newport Beach Theatres, including Fashion Island's THE LOT, Regal's Big Edwards Newport, and Starlight Cinemas.*

A week long festival showcasing 350+ films from around the world, offering international selection of shorts, documentaries and animation films that will compete for both Jury and Audience awards. Screenings are held at several venues, with 15 screens on display each day. Visit www.newportbeachfilmfest.com for more details and schedule of showing.

ANNUAL SILVERADO COUNTRY FAIR AND FOLK FESTIVAL

Saturday & Sunday, October 8th & 9th

Silverado Community Center & Fairgrounds: 27641 Silverado Canyon Rd

One of the best family events of the season nestled beneath the Osk trees below the famous Saddleback Mountains. Explore Old West rustic culture through live Bluegrass, Country and Folk music, wild west reenactments, handmade arts and crafts, 1800's activities, as well as delicious food and beer/wine saloon. Admission - Adult: \$5. Children: \$3. Under 3 is free ! More information is available at www.silveradocountryfair.org.

IRVINE GLOBAL VILLAGES FESTIVAL

Saturday, October 8th, 10:00 a.m. to 6:00 p.m.

Great Park, 8000 Great Park Blvd, Irvine

Representing more than 50 cultures from Europe, Asia, Africa and North / South Americas, this festival features artistic cultural performances on three stages. Immerse yourself in international cuisine, marketplaces, activities and more. Visit www.cityofirvine.org/irvine-global-village-festival.

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, October 18th 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, October 13th at 6:00 p.m.

Encore Board Meeting: Management Company Change, Effective 9/1.

Siena Board Meeting: Monday, October 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: Pat Kassam

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.**