

MARINA HILLS

The Jewel of South County



Upcoming Blood Drive - December 6th

We are excited to announce that Marina Hills has partnered with American Red Cross Blood Services! On Tuesday, December 6th from 10:00 a.m. - 4:00 p.m. we will be hosting a blood drive at the Marina Hills Recreation Clubhouse. We are searching for volunteers to assist with the registration table and snack distribution to those who participate in blood donations. If you would like to make an appointment to donate blood, please visit our online booking at www.redcrossblood.org to confirm your reservation. Appointments are available from 10:00 a.m. until 4:00 p.m. A photo ID will be required at your appointment. Please allow approximately an hour for your appointment, as pre-screening questionnaires and preliminary health screenings will take the most time. We are grateful for your time and generosity in helping to make an impact with American Red Cross. If you are interested in assisting with the registration or snack table, contact Lisset Ponce, at marinahills@optimumpm.com to coordinate.

Toy Drive / Meet and Greet - December 5th, 6:00pm

The Board of Directors will be hosting a meet and greet with membership to be held on Monday, December 5th, 6:00 p.m. to 7:00 p.m., in the Clubhouse. The Board of Directors will be providing light appetizers and refreshments to be enjoyed while mingling with fellow neighbors. Homeowners are required to RSVP no later than Wednesday, November 30th by contacting Lisset Ponce via email at marinahills@optimumpm.com with the property address and number of guests to be in attendance. In the spirit of holiday gifting, the Association has partnered with our landscape vendor, Villa Park Landscape, for a Toy Drive benefiting Toys for Tots, Seal Beach. There are two bins located at the Clubhouse Office that have been designated for toy donations. All donations are greatly appreciated, however, please note that most donations serve children up to 12 years of age and will be accepted until Monday, December 5th. Thank you in advance for the generous donations in the spirit of holiday giving. We look forward to meeting and mingling with fellow community members.





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!

Upcoming Agenda Items

- Vendor Proposals : Aquapure / Southern California Coatings / Villa Park Landscape
- Proposed Facility Rules - Pool / Tennis Courts / Pickleball Courts
- Proposed Architectural Guidelines
- Community Events: Blood Drive / Toy Drive / Membership Meet & Greet

Recreation Center- Clubhouse & BBQ Rentals

If you are interested in hosting an event at the Recreation Center, 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 Lisset Ponce 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 teenagers have trespassed onto common area property and vandalizing the fountains. We would like to remind everyone to please refrain from doing this, as this is maintained by the Marina Hills Association. Should the responsible party be determined, necessary fines / fees will be assessed accordingly.



Clubhouse Office- Upcoming Holiday Closures

Please be advised that the Clubhouse Office will be closed for the holiday on the following dates: Friday, December 23rd, Monday, December 26th, and Friday, December 30th. We will return to the Office to assist the following business day. Should you need immediate assistance for emergencies within the common area, please contact the Optimum Professional Property Management after-hours line at (714) 508-9070. Thank you for your understanding. We wish you a joyful holiday season and new year ahead!

2023

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

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.

Tacoma Tires - 2022 TRD Sport rims, tires & hubs - under 50 miles used! Includes set of four (4) All Season. Size: P-265/65 R 17. Multi-color wheels - gloss finish. Front grill included! \$850.00 (OBO). Lee at (949) 636-6249.

Solid Wood Rocking Chair - \$85.00. Call Kat (949) 201-7382.

Pacific View Cemetery lot for sale- Lot 74/space D/ on Vista Del Mar. Call Coni at (714) 915-4578.

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

SLEIGH THE HOLIDAYS MARKET AND FESTIVAL

Sunday, December 4th, 11:00 a.m.- 6:00 p.m.

34201 Street of the Amber Lantern, Dana Point, CA 92629

Join the curated holiday market on Del Prado, showcasing local creators, makers and small businesses of Dana Point and Orange County. Enjoy local shopping, holiday entertainment, gourmet street food, cocktail bars, and family friendly fun! Visit

www.danapoint.chambermaster.com/events/details/sleigh-the-holidays-13855 for more information.

LAGUNA NIGUEL HOLIDAY PARADE

Saturday, December 10th, 10:00 a.m.

Crown Valley Pkwy between Nueva Vista & Crown Valley Community Park

The Theme for this year's parade is 'Jingle All the Way'. The parade will include beautiful equestrian units, patriotic and inspirational military tributes, world-class athletes, spirit-filled youth groups, classic auto clubs, marching bands, and some of the biggest attractions in the nation! Visit www.cityoflagunaniguel.org/563/Holiday-Parade for more information.

HOLIDAY WINE TASTING

Friday, December 16th, 2022, 5:30 p.m.

34085 East Pacific Coast Highway, Suite 109 Dana Point, CA 92629

It's the most wonderful time of the year! Time to share, to laugh, to sip, swirl, and drink amazing wines together! PRICE: \$50 Per Person Includes your tasting and epicurean charcuterie/farm board. Visit <https://www.eventbrite.com/d/ca--laguna-niguel/holiday-wine-tasting> for more information.

ANNUAL NEWPORT BEACH CHRISTMAS BOAT PARADE

Wednesday through Sunday, December 14th -18th, 6:30 p.m. -9:00 p.m.

Newport Bay/ Newport Beach, CA

The boat parade will light up the harbor for five consecutive nights. The parade starts at Collins Island at 6:30 p.m. and will last approximately three and a half hours. Over 250 ships participate in the parade along with hundreds of water front estates. Providing the backdrop for the parade is the Ring of Lights waterfront home and business decorating competition. Visit www.christmasparadeboats.com for more information.

SANTA PAWS

Saturday & Sunday, December 17th & 18th, 10:00 a.m.- 3:00 p.m.

Clock Courtyard, 34521 Golden Lantern, Dana Point, CA 92629

Bring your favorite furry friend to the beautiful Dana Point Harbor and have his/her picture taken with Santa. All proceeds benefit the homeless animals at the Dana Point and San Clemente Animal Shelters. Visit www.petprojectfoundation.org/santa-paws-dpharbor for more information.

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 board will be hosting a meet and greet toy drive on **December 5th from 6:00-7:00 pm** in the clubhouse. 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, December 8th at 6:00 p.m.
Encore Board Meeting: Wednesday, December 21st at 7:00 p.m.
Siena Board Meeting: Monday, December 19th 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:

Lisset Ponce @ (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.**