

MARINA HILLS

The Jewel of South County



Exterior Painting Process - Paint Application Required



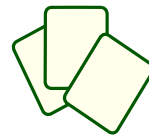
Per the Marina Hills CC&Rs, any exterior modifications to the residences within Marina Hills must be submitted to the Architectural Committee for further review and approval, prior to commencement of the potential project. This includes exterior painting of the property. The application is available through the homeowner portal, or you may contact Lisset Ponce to request this document. Once you are ready to submit your desired paint color scheme for review, please provide your application and a \$100.00 refundable deposit check, payable to "Marina Hills PCA". Please be aware, if your property is an attached home, both homeowners must submit for the agreed upon paint scheme at the same time. Properties that are part of a sub-association (Chandon, Encore or Siena), a paint application is still required. Please check with the sub-association management to confirm if they also require a paint application, as well. A response of approval / denial will be provided within 45 days of the submission date. Once the painting has been completed and verified that the work was completed per the approved application, the deposit will be returned to the homeowner. Should you have any additional questions or concerns regarding your potential paint project, please inquire further with Lisset Ponce at the Clubhouse Office, marinahills@optimumpm.com.

Pet Waste Reminder - Doggie Bag Stations

As a friendly reminder, the governing documents of the community require that all owners clean-up after their pets. Please be aware that the Association has provided pet waste stations throughout the community for the convenience of all owners. These eight stations are located along Marina Hills Drive, Parc Vista and Valle Vista. All dogs must have identification tags and be on a leash outside an owner's residence or enclosed yard area. Dogs are animals and we understand it is difficult to determine when they need to relieve themselves, however; please be respectful of other's property and ensure that your dog does not cause a nuisance to potentially impacted neighbors. We appreciate your understanding and cooperation.



COMMUNITY NEWS



Key Fob Card Distribution Continued

Management will be processing Key Fob Cards inside the Clubhouse during the hours of 10:00 am to 4:00 pm Monday- Friday and the office is closed from 1:00 pm to 2:00 pm for lunch. If you completed the online form with the QR code please email your property manager, Christian Long at clong@optimumpm.com or to marinahills@optimumpm.com and we will have the vendor process the fobs and mail them directly to you. We will be processing fob(s) as first come first serve. Community Manager, Christian Long, or another Optimum team member will assist with processing the new Key Fob Cards. Please bring a photo ID with you, along with your current fob(s) for exchange. There is a limit of 2 Key Fob cards per address. The association will be extending the cut off date to 2/28/23 in order to allow sufficient processing time by the vendor and to allow homeowners to receive their new key cards in a timely manner. Thank you everyone for your patience.

Architectural Guidelines & Information

According to the CC&Rs, any exterior modifications to the properties within Marina Hills must be submitted to the Architectural Committee for further review and approval, prior to commencement of the potential project. Please note- there is to be no plant material placed or going through the common area fences. The application is available via the homeowner portal, or you may contact Lisset Ponce to request this document. Once you are ready to submit your project for review, please provide your application along with any additional renderings/details available and a \$100.00 refundable deposit check, payable to 'Marina Hills PCA'. Please be aware that should the Architectural Committee refer the submission to a consulting architect for further professional review, the homeowner will be responsible for the fees incurred. A response of approval / denial will be provided within 45 days of the submission date. Once the project has been approved, the following timelines are provided to the corresponding project category: exterior paint is provided 45-days to complete, landscape modifications are provided 90-days to complete, all other projects are provided 6-months to complete. A notice of completion (NOC) form is required to be submitted, after the project has been finished, in order for the work to be verified it was completed per the approved submission. The deposit will be returned to the homeowner once verified. For any additional questions regarding the architectural guidelines, procedure or an individual project, please inquire further with Lisset Ponce at the Clubhouse Office, marinahills@optimumpm.com.

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. 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.

COMMUNITY SPOTLIGHT

Newsletter Features: Resident Acknowledgements

As we welcome a new year, including the new adventures and celebrations that come along with it, we would like to provide a dedicated space to congratulate milestones & exciting news, such as graduations, engagements, weddings, pregnancies, retirements & more. We would also like to highlight fellow neighbors in the community who have gone the extra mile to help make Marina Hills a better place to reside. Members are welcome to write their own content & submit acknowledgements to Lisset Ponce at marinahills@optimumpm.com. Please provide submissions prior to the 1st of the month prior to the month of desired posting. For example, if you are looking to post in the March edition, submissions are due prior to February 1st.

Upcoming Agenda Items

- Vendor Proposals : Aquapure / Southern California Coatings / Villa Park
- Key fobs/ Key cards
- Proposed Facility Rules - Pool / Tennis Courts / Pickleball Courts
- Proposed Architectural Guidelines
- Community Events: Main fountain update

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. Trees are trimmed 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 orders are assigned to each one of these requests by Management. Marina Hills "No Topping" Policy is still in place.

Happy Valentines Day from Marina Hills

Dinner & Drinks

Broadway By Amar Santana

328 Glenneyre St., Laguna Beach

Treat yourselves to an exquisite multi-course meal unlike any other at Broadway by Amar Santana. The Valentine's Day menu is generally only available on Valentine's Day and a special wine pairing can be added for an additional fee.

Montage Laguna Beach at The Loft

30801 South Coast Highway, Laguna Beach

Enjoy an indulgent and memorable meal at The Loft complete with ocean views and live entertainment. Served on February 14th, the romantic four-course meal is available from 5PM - 10PM.

The Winery

3131 West Coast Highway, Newport Beach

Valentine's Day dinner menu available only on February 14th.

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

Minecraft Expert- If you have children that need help and training with Minecraft, I offer a 5 course training program (\$20/course). At no additional cost, I'll make myself available for 1 year for support and questions. Please text (310) 869-8900 or email: danehepp@gmail.com

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 at (949) 294-1089.

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 Home Services 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. 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

Free Weights/Racks - 1" weight plates (4 x 25#, 6 x 5#, 2 x 2 ½#, 2 x 10#, 2 x 7 ½#). Body Solid plate rack. Phoenix bench w/leg lift. Power Line squat rack and 6' x 1" bar and collars. \$200, cash or cashier's check. Call Brad at (657) 262-6525.

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

CERTIFIED FARMERS MARKET

Every Saturday morning, 8:00 a.m. - 12:00 p.m.

Lumberyard Parking Lot 12 located at 521 Forest Avenue

From just-picked produce, flowers to local honey, homemade delicacies and more from 40+ vendors and farmers the Laguna Beach Farmers' Market is a must. Start with a fresh cup of coffee from one our own indie coffee shop, and take your time strolling the many booths.

Visit <https://www.visitlagunabeach.com/restaurants/farmers-market/>

WINEMAKER FOR A DAY BARREL BLENDING

Saturday, February 11th, 1:00 p.m. - 4:00 p.m.

McClain Cellars- 16 Technology Drive, Suite 163 , Irvine 92618

We will pull barrels of samples of 6 different red wines for you to work with. We will also supply you with beakers for measuring, a notepad to write down what you like and do not like and a glass to sample with. You will then start blending and tasting until you've created the ultimate selection. We will include (1) 750ml bottle of your own blend with your own name! A complete cheeses & charcuterie board is included with your ticket to enjoy. Visit <https://www.simpletix.com/e/winemaker-for-a-day-barrel-blending-make-y-tickets-121996> for more information.

PACIFIC SYMPHONY: LANTERN FESTIVAL

Saturday, February 18th, 11:00 a.m. - 4:00 p.m.

Segerstrom Center for the Arts, 615 Town Center Dr. Costa Mesa, CA

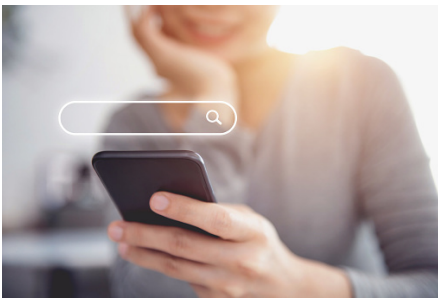
The Lantern Festival can be traced back 2,000 years which occurs 15 days following the Vietnamese New Year, on the first full-moon night of the lunar calendar, and marks the return of spring, representing the reunion of family. The act of lighting, releasing and appreciating the beauty of the lantern represents letting go of past burdens and expressing best wishes for the future. Admission is free. Tickets are required due to venue capacity, however admission is on first-come, first-served access, therefore ticket holders receive priority access but, are not guaranteed immediate admission. Visit <https://www.pacificsymphony.org/lantern-festival-2023>

OC HOME & GARDEN SHOW

Saturday & Sunday, February 25/26, 2023, 12:00pm-6:00pm

OC Fair & Event Center- 88 Fair Drive Costa Mesa, CA

This 2-day event has everything you need to complete your dream project and make your home & garden all it can be. See great garden ideas, the newest remodeling products, and even ways you can give back to your community. Home & Garden show with activities for adults and children. Hands-on workshops in gardening, DIY, Kid's Gardens. Visit <https://www.eventbrite.com/e/the-46th-annual-oc-home-garden-show-the-giving-pavilion-tickets-470367661337> 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 upcoming Board of Directors Meeting will be held in the Clubhouse on Tuesday, February 21st 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, February 9th at 6:00 p.m.

Encore Board Meeting: Wednesday, February 15th at 7:00 p.m.

Siena Board Meeting: Monday, February 20th 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: Leo Stefanov

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.**