



FEBRUARY 2009 NEWSLETTER

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COMMUNITY NEWSLETTER

Professionally Managed by Keystone Pacific Property Management, Inc. - 16845 Von Karman, Ste. 200, Irvine, CA 92606

ARCHITECTURAL GUIDELINES REVISION – CUSTOM PAINT COLOR CHANGE/MUST SUBMIT FOR APPROVAL TO PAINT - EFFECTIVE 2/1/09

The following revisions in **bold** to the painting section on page 10 in the Architectural Guidelines are noted below. The Home Improvement Application and Pre-Approved Paint Application have also been modified to **eliminate custom paint colors and only allow homeowners to paint using the pre-approved paint color schemes. All homeowners must now submit for architectural approval when painting, whether you are changing the paint color on your house or not. The Board is working on adding additional pre-approved paint color schemes so there are more choices for homeowners to choose from.** These revisions to the Architectural Guidelines were adopted by the Board of Directors at the December 10, 2008 meeting and will go into effect on **February 1, 2009.**

15. Painting:

Pre-Approved Paint Application must be submitted with your choice of a pre-approved paint color scheme. Custom paint colors are not permitted. Since the Cabo Del Mar color schemes are so different and the homes all appear to have a two-toned look, the Architectural Committee has decided the use of a pre-approved color scheme in this District would need to mirror the existing style of the neighboring properties, which would require the body of the home to be two-toned. (i.e. the trim color should contrast with the body of the stucco and could be used as the contrasting color on the upper or lower stucco portion of the home to make for a two-toned look or a third color could be introduced, which would need to be submitted to the Architectural Committee for review).

MARINA HILLS PLANNED COMMUNITY ASSOCIATION TENNIS RULES

Tennis court hours are from 7:00 a.m. - 10:00 p.m.

1. No Marina Hills court may be used unless accompanied by a resident/homeowner. No guests may enter or use a Marina Hills' court unless a resident/homeowner is present. Guests are required to wait outside of the courts until the resident/homeowner arrives. No more than 4 players on any court and a Marina Hills resident/homeowner must be present at all times on the specific court. Proof of residence may be required by the patrol officer on duty or clubhouse manager – please have identification at all times.

2. Court time is limited to 90 minutes for singles as well as doubles on all courts if people are waiting. Residents/homeowners waiting for courts must remain outside the court and in the immediate area in order to retain the position in line for court use.

3. Individual practice is allowed only one half-hour if other members are waiting to play.

4. Residents/homeowners must sign up. Residents/homeowners must also include starting time on the list BEFORE starting to play, otherwise, they may forfeit the use of the court when others come to play.

5. Non-marking soled shoes and proper tennis attire (shirts required) must be worn by all persons using the courts. Shoes which leave a mark on the court surface are not allowed. No bare feet allowed.

6. Age restrictions: Anyone under 18 is not permitted in the tennis court area without the accompaniment of a resident/homeowner adult member, with the following exception; those between the ages of 14 and 17 may do so after being registered with the Marina Hills Recreation Center. Only Marina Hills' residents/homeowners can be registered. No infants allowed on the court.

7. Common courtesy and respect should be shown by all persons using the courts. Strong language, poor behavior, abuse of windscreens, nets, etc. may result in players being requested to leave.

8. Food and drinks are not allowed on the courts. Bottled water

is permitted. All trash is to be disposed of properly.

9. Players are not to cross occupied courts to reach an assigned court or retrieve balls.

10. When leaving the courts, gates are to be securely locked. Access to courts is for residents/homeowners and their guests only.

11. Misuse or vandalism of the tennis facilities may cause suspension of privileges. Residents/homeowners are responsible for their guests. When anyone is found damaging the courts, they will be held financially responsible for repairs.

12. No pets are permitted inside tennis court gates.

13. NO other activity is allowed on tennis courts. This includes skates, SKATEBOARDS, bicycles, roller blades or other wheeled vehicles.

14. No tennis lessons shall be given during prime hours or on any/all Federal Holidays:

Monday – Friday: between 8:00 – 11:00 a.m. or between 6:00 – 9:00 p.m., Weekends: Before 11:00 a.m., Holidays: New Year's Day, Martin Luther King Jr. Day, President's Day/Washington's Birthday, Memorial Day, Independence Day, Labor Day, Columbus Day, Veterans Day, Thanksgiving and Christmas Day.

15. If a resident/homeowner wishes to engage the services of a sports instructor for lessons or coaching, they must contact the Clubhouse Manager, at the recreation center office, to obtain an agreement form. The form must be completed and accepted by the association, prior to the sports instructor providing any services utilizing association property. Anyone attempting to provide any such services on association property, without having previously completed the agreement, will be required to immediately cease such activities and leave the recreation center area.

16. Residents/homeowners only can sign-up on tennis whiteboard – guests cannot write on the whiteboard.

BOARD OF DIRECTORS:

President: Loretta Pierce
Vice-President: Chuck Johnston
Secretary: Vito Ferrante
Treasurer: Jeff Taylor
Member-at-Large: Jim Sabatello

NEXT BOARD MEETING:

Wednesday, February 11, 2009
6:00 P.M. in the Marina Hills Clubhouse. All homeowners are welcome to attend.

IMPORTANT NUMBERS:

ASSOCIATION MANAGER:

Kim Hockings
Phone: 949-838-3250
Emergency After Hours:
949-833-2600
Fax: 949-833-0919
E-mail:
khockings@keystonepacific.com

COMMON AREA ISSUES:

Valerie Vu
Phone: 949-838-3246
E-mail:vvu@keystonepacific.com

BILLING

QUESTIONS/ADDRESS CHANGES/ WEBSITE LOGIN:
Phone: 949-833-2600
accounting@keystonepacific.com

RECREATIONAL CENTER:

31461 Parc Vista West
Laguna Niguel, CA 92677
(949) 495-3150
Fax (949) 495-2621
Recreational Center Operating Hours:
Monday-9:00 a.m.-12:00 p.m.
Tuesday-1:00 p.m.-4:00 p.m.
Wednesday-11:00 a.m.-2:00 p.m.
Thursday-12:30 p.m.-3:30 p.m.
Friday-9:00 a.m.-12:00 p.m.

SUB ASSOCIATIONS

Siena Association: Classic Property Management (949) 716-3998
Chandon Association: Transpacific Management Services (949) 248-2822
Encore Association: Accell Property Management, Inc. (949) 851-9785

DECEMBER 10, 2008 BOARD MEETING RECAP

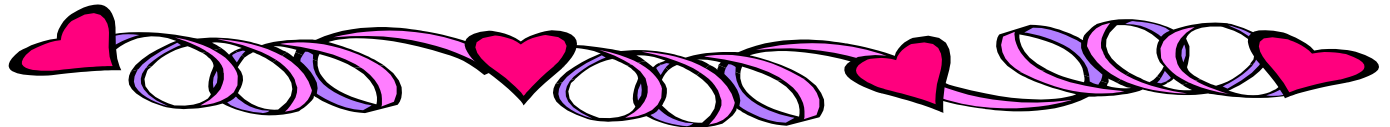
- * Board approved to ratify the action taken and approve the minutes taken by Management from the November 12, 2008 General Session Board Meeting, the Action Without Meeting Minutes from November 2008 to approve the proposal from Aqua Pure to install two hydrostatic relief valves in the pool for a total of \$2,400.00 and the Architectural Report from 10/1/08-11/10/08.
- * Board accepted the October 31, 2008 financial statement as submitted by Keystone Pacific Property Management, Inc.
- * Board approved to allow Jeff Russell from Merrill Lynch to roll over the operating CD that is maturing on 12/17/08 in the amount of \$50,000.00 and the two reserve CDs that are maturing on 12/12/08 and 12/30/08, both in the amount of \$95,000.00 at the highest interest rate possible and open one addition reserve CD keeping the CDs staggered.
- * Board approved to place a lien on the following accounts: APN #933-40-376 that has a balance of \$531.21, account APN #933-27-147 that has a balance of \$626.42 and account APN #653-601-26 that has a balance of \$506.21.
- * Board approved a proposal from Villa Park Landscape for the landscape items from the October 17, 2008 landscape drive for a cost of \$5,217.50.
- * Board approved a proposal from Robert A. Owens, C.P.A. to prepare the Association's audit/taxes for the year ended December 31, 2008 for a cost of \$2,200.00.
- * Board approved a proposal from Villa Park Landscape for the landscape items from the November 6, 2008 landscape drive for a cost of \$3,051.00.
- * Board approved a proposal from Villa Park Landscape to remove the roots from the two Sycamore trees at the end of a cul-de-sac, remove the roots from several Melaluca trees on the opposite side of the wall in the common area that are directly behind two addresses that have caused damage to the homeowners' properties and lower the grade of the grass for appropriate drainage in the front of a house for a cost of \$7,151.00.
- * Board approved a proposal from So Cal Coatings to repair the two sections of cobblestone that are lifting on the medians along Marina Hills Drive for a cost of \$1,560.00.
- * Board approved to reallocate \$117.00/month which amounts to \$1,404.00/year from the contract professional management line item to the landscape extras line item so this difference can be used for landscape extras.
- * Board approved a proposal from So Cal Coatings to paint the stucco wall underneath the wrought iron in front of a house for a cost of \$350.00.
- * Board approved Aqua Pure to secure the drain grates in the pool area for \$85.00/hour of labor and not to exceed 4 hours at a cost of \$340.00.
- * Board approved a proposal from Villa Park Landscape to remove the large Eucalyptus tree on the slope behind a house for safety reasons for a cost of \$485.00 and not replace the tree.
- * Board approved to revise the Architectural Guidelines to eliminate custom paint colors and only allow homeowners to paint using the pre-approved color schemes and require that all homeowners to submit for architectural approval when painting whether they are changing the paint color or not.
- * Board approved So Cal Coatings to paint the metal post between the glass panels at a homeowner's house.
- * Board requested Management to obtain two additional proposals for the site wide repairs to the stucco block walls so the Board can review them at the January meeting.
- * Board agreed to reimburse a homeowner \$7,601.00 for repair to his driveway once the work has been completed by Millennium Construction. The Board requested Management to contact another homeowner so he can obtain two additional proposals for repair to his patio in his backyard and then the Board will make a decision on how much they will reimburse him.
- * Board tabled the options from Aqua Pure for emptying the trash cans throughout the community so Tim from Aqua Pure can provide a reasonable concrete proposal and the Board will review it at the January meeting.
- * Board denied a homeowner request installing "No Trespassing" signs because the Board has denied similar homeowner requests in the past.
- * Board requested that Management not include the homeowner, Board, vendor and general correspondence in the Board members' board packets in order to save money for the Association.
- * Board requested that Management contact Rich Tinnelly, the Association's legal counsel and see what steps would be involved and what it would cost the Association to amend the governing documents in order to eliminate the District Delegate system and the Board will discuss this item further at the January meeting.
- * Board decided to not take any action at this time regarding a homeowner request regarding the wall movement because the architect that inspected the photos of the wall stated that based on the photos supplied, the movement is comparable to the type and extent of movement you see throughout Marina Hills. In addition, the criterion which was used by the Board was movement of the pilaster 4 inches or more before remedial work would be initiated.
- * Board decided to uphold the Architectural Committee's decision and deny the architectural application submitted by a homeowner for desert landscape in his front yard. The homeowner will need to resubmit for coastal landscape that is drought tolerant.

SAFETY IN MARINA HILLS

It was brought to Management’s attention that during New Year’s week, a solicitor for magazine subscriptions was knocking on doors and making himself a nuisance requesting money for subscriptions that would come in 4 to 6 weeks. He was later arrested by the Orange County Sheriff for trespassing on private property later in the evening.

As we all know, from time to time, we get knocks on the doors from solicitors. In this day and age of identity thefts, home invasions and scams it is important for the Marina Hills Community to embrace simple rules of safety. With a good neighbor policy and following the sensible points below, we should all be safe in 2009.

- * If you are home alone and do not recognize the individual knocking at your door, **DO NOT OPEN** the door to strangers.
- * Sit down with your children and make sure they are apprised of not opening the door to strangers.
- * Keep your front doors and back doors locked at all times even if you go out on short walks.
- * Exchange phone numbers with your closest neighbors to alert them of suspicious activity.
- * If at any time you feel threatened call 911 and report the suspicious person. Police are at your doorstep within minutes of a call.



YOUR REPRESENTATIVES

SUB ASSOCIATIONS:

CHANDON

President	Larry Buss
Vice President	Kelly Franklin
Secretary	Janene McGrail
Treasurer	Pat Kassam
Member-at-Large	Dale Lemmon

ENCORE

President	Morris Passwater
Vice President	Vacant
Secretary	Karen Gartner
Treasurer	Arlene Woods
Member-at-Large	Lisa Schnell

SIENA

President	Carol Regan
Vice President	Frank Tota
Secretary/Treasurer	Phil Schreiber & Janice Dalrymple
Member-at-Large	Cathy Subar

DISTRICT DELEGATES:

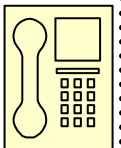
Amarante:	Vacant	
Bel Fiore:	George Webster	949-495-9541
Cabo Del Mar:	Carol Albert	949-388-7655
Chandon:	Larry Buss	949-495-0746
Encore:	Morris Passwater	949-495-4632
Heights:	Hector Rodriguez	949-429-3199
Monaco:	Harvey Holden	949-363-5658
Palacio:	Rick Butler	949-495-0858
Siena:	Calvin Stewart	949-363-0527
Terracina:	Manny Piceno	949-285-0216
Vistara:	Andrew Kienle	949-363-7331

FEBRUARY IMPORTANT DATES

9	Siena Board Meeting	4:00 PM
9	Tennis Committee Meeting	7:00 PM
11	Marina Hills Board Meeting	6:00 PM
16	President’s Day	Closed
18	Chandon Board Meeting	6:00 PM
19	Encore Board Meeting	6:00 PM
25	Buncos	9:30 AM
25	Architectural Committee Meeting	7:00 PM



The Offices of Keystone Pacific and the Clubhouse will be closed in Observance of President’s Day-Monday, February 16th



For after-hours association maintenance issues, please call 949- 833-2600 to be connected with the emergency service line.



<p>POLICY-EFFECTIVE WITH THE SEPTEMBER 1993 ISSUE: ITEMS for sale ads limited to 3 lines & remain at no cost to MH residents. Services for sale ads will be limited to 4 lines and cost \$10/issue. Only one monthly ad per household will be permitted. Newsletter ads must be received by the 10th. Advertisers may pay up to six months in advance. Quantity discounts are not offered. All advertisements are from residents of MH and are not endorsed by the Marina Hills Planned Community Association.</p>	<p>Steve Devre, Real Estate Broker, L.C.R.E. Office 495-2092 Cell 533-4010- selling Marina Hills homes for more than 20 years-call today for free M.H. updates and great service</p>	<p>Arrowhead Lake-Front Condo available for vacation/weekend rental -- sleeps 6 - 8. Call Dave Hall (714)998-9191</p>
<p>Monika Scott Altera Realtor/Notary. As MH resident, value of our homes & services & integrity is my commitment. Thank you for all referrals 363-9848 or monika@monikascott.com.</p>	<p>COAST RESTORATION INC. specializing in general repair & improvements of MH Homes. Fare and reasonable. Your MH neighbors for over 15yrs. Contact Pat or Patti @ 246-6715, 363-8236 or pkane84@cox.net to schedule a free in home estimate.</p>	<p>SAS Interior Design. Simplify, beautify & add style to your home. Let us help you "pull your rooms together." Stephanie Stahl 584-8120. Allied Member ASID.</p>
<p>Large Big Bear Cabin; weekend rental Pool table, spa & walk to Bear Mountain. Christine Beilby 949-363-1899</p>	<p>Palm Springs/La Quinta Rental: 2 BR and 2 BH single story in Trilogy. Furnished with private pool/hot tub, full spa, gym, golf, tennis cafe. Renting \$1500/week. Contact Brian at brianfischer@cox.net or call 949-422-5113.</p>	<p>CHILD CARE in Marina Hills home. Licensed, CPR cert., over 10 yrs. exp. Meals included. Safe, loving & learning environment. Call Kathy @ 949-554-9688</p>
<p>Need a reliable HANDYMAN! Call Ryan-949-456-0362</p>	<p>Stay Beautiful w/LONG LASTING LIPSENSE LIP COLOR. It's SmearProof, SmudgeProof & WaterProof. Packed w/Botanicals. Call Allyson Musick 949-248-5319</p>	<p>PIANO LESSON IN YOUR HOME A professional teacher will come to your house. Friday or Saturday only. Beginning to advanced. Age 5 and up. Call Ms. Lily 949-581-8168.</p>
<p>Oak entertainment cabinet for TV/stereo/storage; 27" Panasonic TV/DVD/VHS combo. Frank 949-495-6943</p>	<p>PIANO LESSONS: Creative approach for children or adults: focus on tone, rhythm, technique, musicality and theory. Group piano lessons available to children 3-5 years old. Lessons taught by a dedicated teacher. Call Miss Sophi 429-5702.</p>	<p>Wanted: Mature and responsible petlover for occasional petsitting/housesitting. Must love dogs! Please call: Julie 949-244-1990</p>
<p>Baker/wine iron rack -\$175, patio table/4chairs- \$70, 2 concrete bench tops-\$18 each, 949-429-6765</p>	<p>Guitar Lessons-Beginner to Advanced call John Vanca 949-278-5641</p>	<p>Antique bedroom furniture set from the 1930's. Dresser w/mirror, armoire, vanity w/mirror, full size bed head & foot boards. \$2,000. 249-0102.</p>
<p>Violent for sale, call 949-683-3669 Girls 7 foot surf board call 949-683-3669.</p>	<p>Is this time of yr. presenting a stressful time for you or your family? I do counseling w/ individuals, couples and family. My office is nearby in Dana Point. Visit my Webpage at www.psycheeper.com or call me at 949-740-4900</p>	<p>Elliptical \$545, Folding Treadmill \$625 Fitness Cycle \$315 For Sale!! Last years model. Never used, mfg warranty, Blade Z: brand, 1/2 of original price Diane 230-4116</p>
	<p>Preschool out of my MH home, 7+ yrs. Exp'd and a credentialed teacher. I incorporate a fun & hands- on curriculum in a positive & creative environment. State licensed w/ CPR & First Aid. Enrolling now for fall 09, Laurie 363-8235</p>	<p>Re-entering the workforce? Recent college graduate? Laid-off executive? Since 1987, we have assisted job seekers through our Career Transition Services practice. We help individuals define their ideal position & coach them to move towards it. Paul Bridgeman, (949) 363-8408.</p>

TENNIS COURT SIGN IN REMINDER

With the weather getting warmer, we would like to remind all tennis players that before playing tennis on a court, you must sign in on the whiteboard. Please write your first/last names so they are legible. If the patrol officers find that residents haven't signed up or cannot read names on the whiteboard, the player will be asked to leave the court.

