



MARCH 2009 NEWSLETTER

www.marinahills.org

COMMUNITY NEWSLETTER

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



TENNIS COURT REMINDER -

PLEASE REMEMBER THAT DOGS ARE NOT ALLOWED ON THE TENNIS COURTS!!!!

PARENTS, PLEASE WATCH YOUR CHILDREN

It has been brought to our attention that there are children that live on Phaedra that are destroying mailboxes on the street. Parents should speak to their children and explain to them that they shouldn't be destroying Association property, such as the mailboxes or other homeowners' properties. If we find who is responsible for any damage done, the parents will be held financially responsible for the repairs. If damage to Association property continues, the Association may have to raise the assessments to cover such costs. Thank you for your cooperation!!!



PARKING ON STREETS IN MARINA HILLS



Management has been receiving complaints from homeowners regarding people parking on the streets in Marina Hills. The streets are maintained by the City of Laguna Niguel and not the Association. Please follow the parking Rules and the steps that must be followed in order for Management to send out violation notices regarding parking violations. Owners are also responsible for

their tenants and guests, and should inform them of the Association's Rule/Regulations. Three written complaints or one written complaint with written verification from a District Delegate is required for the following violations: Animal Issues, Parking Violations - Failure to utilize garage & driveway for vehicle parking and Garage Doors Violations - Keeping garage doors open for extended periods of time. All written complaints received will be acted upon as long as they are not anonymous and are deemed violations of the documents governing the Marina Hills Planned Community Association. Written complaints will not be kept confidential, as the violating homeowner has a right to know who his/her complainant is. For parking violations, please make sure all complaints are specific with the vehicle's make, model, license plate number, who the vehicle belongs to and dates with how long the vehicle has been in violation. Residents are encouraged to work out their concerns with their neighbors prior to soliciting the assistance of the Board.

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, March 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

JANUARY 14, 2009 BOARD MEETING RECAP

- ◆ Board approved the minutes taken by Management from the December 10, 2008 General Session Board Meeting, the Architectural Report from 11/1/08-12/10/08 and the Action Without Meeting Minutes from December 2008 to approve a request from a homeowner to have repairs done to his patio for a cost \$975.00. Once the work is completed the Association will reimburse the homeowner because the patio damage was caused by an Association tree.
- ◆ Board approved the November 30, 2008 financial statement as submitted by Keystone Pacific Property Management, Inc.
- ◆ Board approved to authorize Jeff Russell from Merrill Lynch to roll over the operating and reserve CDs that are maturing in January in the amount of \$50,000.00 and \$95,000.00 at the highest interest rate possible and open one additional operating CD in the amount of \$50,000.00 keeping the CDs staggered.
- ◆ Board approved to place liens on the following accounts: APN #933-40-405 that has a balance of \$589.03 and APN #653-271-10 that has a balance of \$506.21.
- ◆ Board approved the proposal from Villa Park Landscape for the landscape items from the December 4, 2008 landscape drive for a cost of \$2,863.00.
- ◆ Board tabled the new additional pre-approved paint color schemes until the February meeting so the Architectural Committee could review them at their January 28, 2009 meeting to give their input before the Board adopts any new colors.
- ◆ Board tabled the site wide proposals to repair the stucco block walls so Management can obtain a third proposal that didn't come in prior to the meeting. The Board will then review all three proposals at their February 11, 2009 meeting.
- ◆ Board decided to not move forward with the suggestion to eliminate the District Delegate system.
- ◆ Board decided not to retain a landscape architect to create "California Friendly" design guidelines because the Association is not budgeted for this expense. If the Architectural Committee receives an architectural application with drought tolerant type plant material for a front yard and does not feel comfortable reviewing it, they can pass it to the Board for review.
- ◆ Board denied a homeowner's request about posting contractors on the Association's website because the Association does not want to be held responsible if a homeowner has a bad experience with a specific contractor.
- ◆ Board appointed Gaby Buscher as the District Delegate for Amarante.
- ◆ Board requested that Management send a letter to a homeowner thanking him for his help with cost savings suggestions for the Association and explain to him that the Board does not want to turn off lights at the clubhouse/pool area or tree up-lighting and landscape accent lighting for safety/liability reasons.
- ◆ Board decided to not purchase earthquake insurance for the Association's common areas such as the clubhouse, pool area, tennis courts, fountains, etc.
- ◆ Board requested that Management send a letter to a homeowner thanking him for his ideas regarding parking on the streets within the community and explain to him that the Board does not want to eliminate the parking rules and will continue to enforce them as they are written.



DOGGIE ETIQUETTE



We would like to remind homeowners to take doggie bags, which are available throughout the area, with you while walking your pets so you can clean up after them. It has been brought to our attention, that residents aren't cleaning up after their pets and leaving dog feces in the common area and on homeowners' lawns. Thank you for your cooperation in helping to keep Marina Hills a beautiful place to live!

PRIMETIMERS

Primetimers is Marina Hills' friendly 55 plus group. We meet on the third Tuesday of every other month. Our next get together will be on St. Patrick's Day, March 17, 2009 at 6:00 P.M. We would love to see all of you there. Please make reservations with either Anne Foell at 249-1953, Alice and Eugene Leo at 363-9093 or Fran and Marty Dryer at 363-0644. Let us know if you can bring, an appetizer, vegetable dish or desert. Hope to see you there!!!!



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:

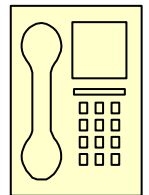
Amarante:	Gaby Buscher	949-281-7399
Bel Fiore:	George Webster	949-495-9541
Cabo Del Mar:	Carol Albert	949-388-7655
Chandon:	Larry Buss	949-495-0746
Encore:	Morris Passwater	949-495-4632
Heights:	Hector Rodriguez	949-429-3199
Monaco:	Harvey Holden	949-363-5658
Palacio:	Rick Butler	949-495-0858
Siena:	Calvin Stewart	949-363-0527
Terracina:	Manny Piceno	949-285-0216
Vistara:	Andrew Kienle	949-363-7331

MARCH IMPORTANT DATES

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| 8 | Daylight Saving Time Begins (remember to adjust your clocks ahead 1 hour!) | |
| 9 | Siena Board Meeting | 4:00 PM |
| 9 | Tennis Committee Meeting | 6:00 PM |
| 11 | Marina Hills Board Meeting | 6:00 PM |
| 17 | Primetimers | 6:00 PM |
| 18 | Chandon Board Meeting | 6:00 PM |
| 19 | Encore Board Meeting | 6:00 PM |
| 25 | Bunco | 9:30 AM |
| 25 | Architectural Committee Meeting | 7:00 PM |



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>SEMI-PERMANENT LIP COLOR. LipSense is SmearProof, SmudgeProof & WaterProof. Packed w/ Botanicals. Call for a FREE DEMO 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>Baker/wine iron rack -\$175, patio table/4chairs- \$70, 2 concrete bench tops-\$18 each, 949-429-6765</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>Violin for sale. Girls 7 foot surf board call 949-683-3669.</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>Sea Ray, 44ft, 1991 ,2 st. rooms, new electronics, sat TV, 2 diesel eng. Condo on water, walk to rest, party , dinghy incl. \$105k. or best offer. Ca Lloyd 949-350-9023.</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.psychekeeper.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>We transform your precious and memorable photos into a Photo DVD Video Slideshow. Ideal for vacations, anniversary, birthdays, memorial tributes, and makes a great lasting gift. 495-7587 or georgiapeach@cox.net</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>
<p>Looking to get away? Rancho La Quinta vacation home - beautiful 3 BR, 3.5 baths, private pool/spa located on golf course. Visit www.vrbo.com/140936 or call Mark Williams 949-456-9577 markwilliams4@hotmail.com for details</p>	<p>As a Marina Hills resident for the past 20 years and a Real Estate Professional for 21 years, it would give me great pleasure to represent you for all your real estate needs. Mark Lucy Realtor call 547-6661 HomeVest Realty or mark-lucy@cox.net</p>	<p>CERTIFIED PERSONAL TRAINER: with my help raise your fitness level; improve health; reduce body fat. Theresa Mays 495-3827</p>
<p>2 dusty rose upholstered swivel rockers, 30"H, 36" D, 31"W, \$100 ea. 1 med-blue print love seat, 30" H, 58" L, 36"D, \$150. All pieces in immaculate condition. Michelle, (949) 218-0007.</p>	<p>Poipu Beach, HI, 2 bdrm OV, for rent over July 4 June 28 - July 5, 2009, sleeps 6/8. \$2900/week. Marriott's Waiohai, call Anthony at 949 388 1812</p>	<p>West Coast Plg.-Kitchen & Bath Remodel, Service & Repair Lic #796189 call 388-7197</p>
<p>Poipu Beach, HI, 2 bdrm OV, for rent over July 4 June 28 - July 5, 2009, sleeps 6/8. \$2900/week. Marriott's Waiohai, call Anthony at 949 388 1812</p>		<p>Compassionate, dependable ELDER CARE. Leisure Care Home Care Agency will provide English-speaking, reliable caregivers family business for 20 yrs. We're here to meet your needs 949-363-7401</p>